



FINANCE DEPARTMENT  
PRINCE WILLIAM COUNTY, VIRGINIA

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# ANNUAL REPORT 2016

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REAL ESTATE ASSESSMENTS OFFICE



# 2016 ANNUAL REPORT

Finance Department  
Real Estate Assessments Office  
Prince William County, Virginia

## **BOARD OF COUNTY SUPERVISORS**

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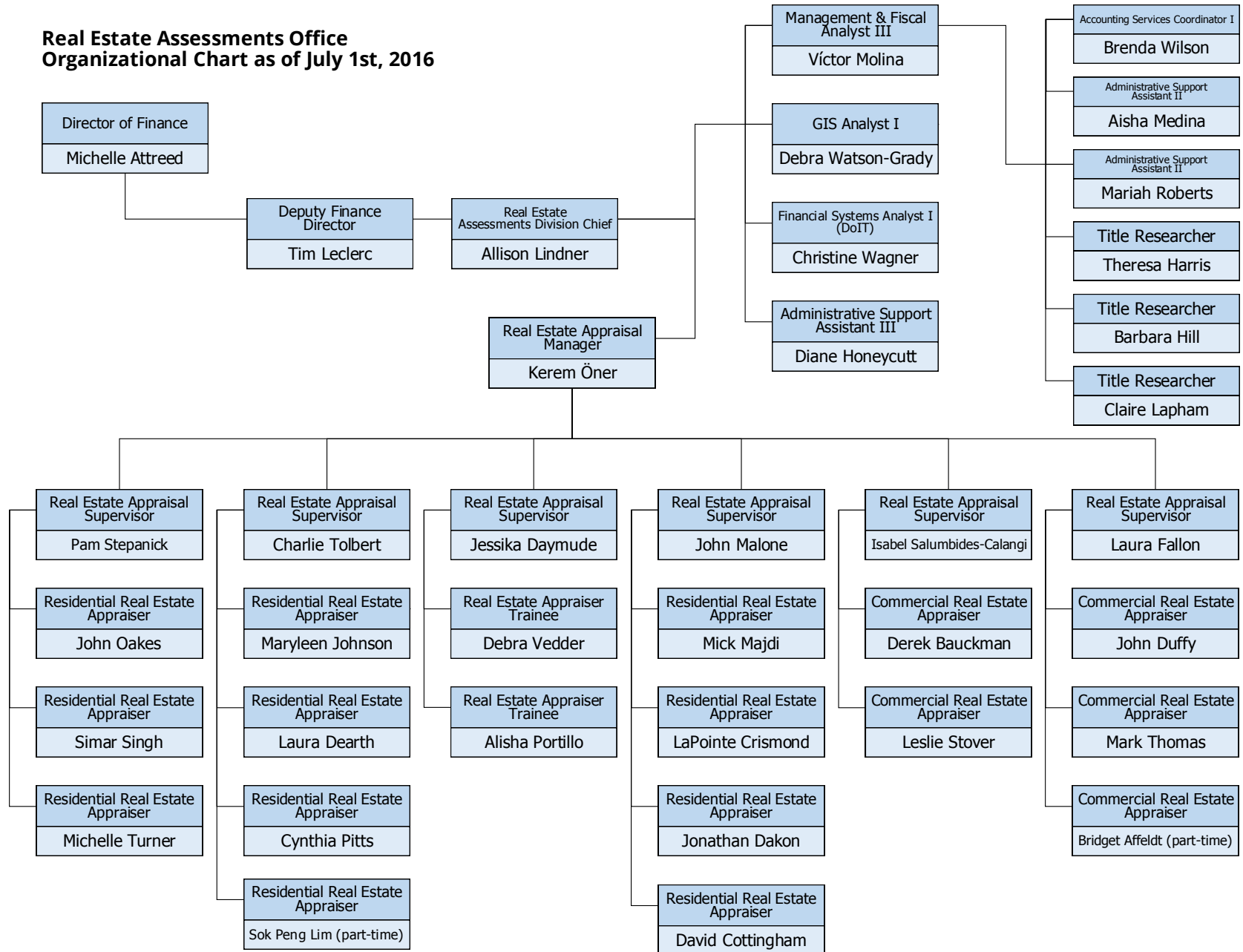
**Woodbridge District Supervisor: Frank J. Principi**

## **COUNTY EXECUTIVE**

**Christopher E. Martino**

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**Real Estate Assessments Office  
Organizational Chart as of July 1st, 2016**



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## Introduction

The Finance Department's Real Estate Assessments Office is responsible for annually assessing all real property in Prince William County, maintaining property ownership records, and administering the County's tax relief programs. In order to perform these duties, the Real Estate Assessments Office gathers and maintains data on every property in the County. The Real Estate Assessments Office also collects and analyzes data pertaining to real estate market indicators such as sales and property income and expense data. This information enables staff to assess property at fair market value as required by law.

*The Finance Department provides quality customer service through financial and fiduciary management*

Real estate assessments and taxes are based on the "tax year," which coincides with the calendar year. Assessments for 2016 were made effective on January 1, 2016, and were entered into the County's 2016 landbook. Tax payments are divided into two equal installments. Payment for the first installment is due July 15, 2016, and payment for the second installment is due December 5, 2016. The County accounts for the revenues from this tax during the fiscal year in which the due dates fall. That is, real estate assessments and taxes for tax year 2016 are recognized as fiscal year 2017 County revenues.

*July 15<sup>th</sup> and December 5<sup>th</sup> are the first and second installment due dates, respectively, as defined by County ordinance unless these dates fall on weekends or holidays. In such cases the due dates will become effective on the next business day*

Tax year 2015 (fiscal year 2016) information is presented in this report. Tax year 2016 (fiscal year 2017) information is also presented although supplemental assessments and rollback taxes for tax year 2016 are not yet available and are estimated. All references regarding years are tax years (TY), rather than fiscal years (FY) unless otherwise noted.

The Real Estate Assessments Office performs the following key functions:

- Maintains property records
- Reassesses existing properties
- Assesses new construction
- Facilitates assessment notification and appeal
- Administers real estate tax relief programs
- Provides quality customer service

## Maintaining Property Records

*The Real Estate Assessments Office maintains property records for purposes of assessment and taxation*

The Real Estate Assessments Office is responsible for determining taxable ownership of property. This requires interpreting all legal documents relating to real estate. The documents (deeds, plats, wills, court orders, etc.) are recorded by the Clerk of Circuit Court in Manassas, Virginia. The recorded documents contain information regarding transfers, consolidations, subdivisions, and other legal changes.

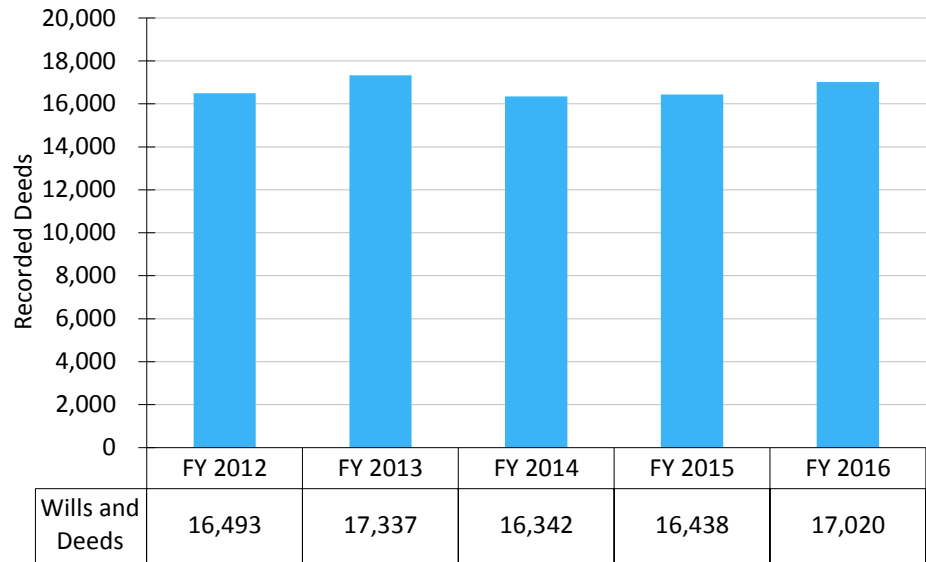
After reading each document, a determination is made whether it affects the taxable ownership, size, or configuration of the property. If it does, the necessary changes are made to property records. In some cases, information contained in the deed is conflicting. The Real Estate Assessments Office may send correspondence to settlement attorneys and title companies documenting a title issue with a deed and requesting clarification. This process ensures up-to-date records with accurate legal descriptions.

There are four types of documents and transactions handled by the Real Estate Assessments Office:

- Wills – legal instruments recorded upon the death of an individual. They may or may not transfer real estate.
- New Lots – parcels that are created from a subdivision or consolidation of existing land.
- Deeds – recorded legal instruments that convey an estate or interest in real property. One deed may transfer no parcels or several hundred parcels.
- Transfers – legal changes in ownership of property.

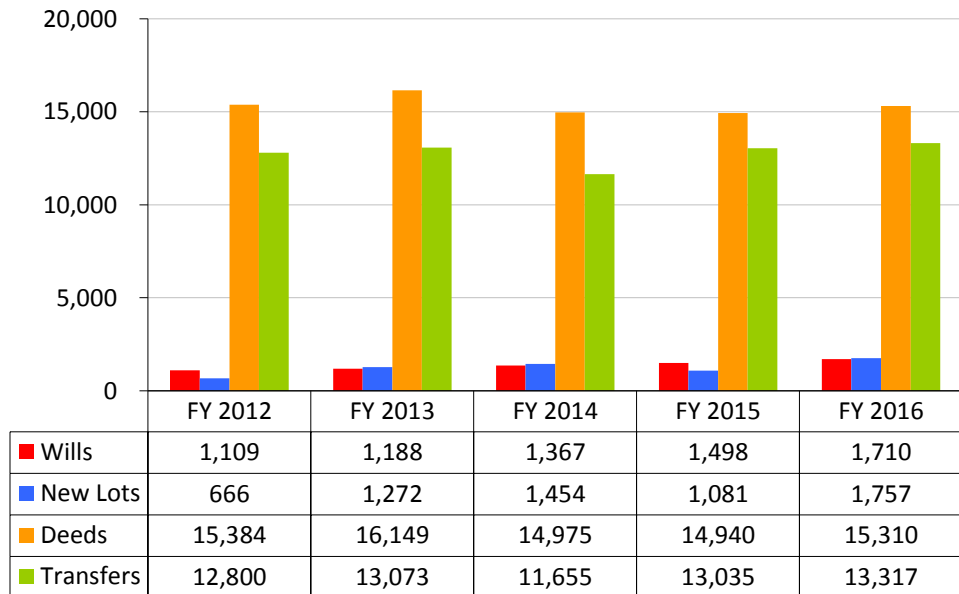
**Property Record Maintenance Activity**

*Property record maintenance activity has increased by 582 transactions or 3.54% from FY 2015 to FY 2016*



**Types of Property Maintenance Activity**

*Sales transactions are used as the basis for valuing most residential properties in the County*



Types of property record maintenance activity for the most recent five fiscal years are shown above. A more detailed history of property record maintenance activity is shown in the Statistical Appendix, Table 1, page A-1.

# Assessing Real Property

*Prince William County has performed annual assessments of property since 1979*

The Real Estate Assessments Office provides services to all taxpayers in the form of accurate, equitable assessments. In this manner, the Real Estate Assessments Office supports the Finance Department's mission in providing quality customer service through financial and fiduciary management.

## Reassessing Existing Properties

The Code of Virginia, §58.1-3252, requires counties to reassess real estate at least every four years, and §58.1-3253 authorizes annual and biennial assessments. Prince William County has performed annual assessments of property since 1979. Tax policy organizations recommend annual reassessment because assessments at longer intervals may result in large disparities and inequities between properties, especially during periods of rapid changes in the real estate market.

*Maintaining equity is a primary goal when assessing real estate for taxation*

Regular reassessment helps maintain equity between properties as market conditions change. The standard for all assessments in Virginia is established in the Virginia Constitution, Article X, Section 2, which requires assessment at "fair market value." The only exception to this requirement is for certain agricultural, forestal, horticultural, and open space property in the Use Value Assessment Program (see page 17). The Code of Virginia §58.1-3253 further provides that annual assessments are to be made as of January 1 of each year. To perform equitable assessments, the Real Estate Assessments Office must gather accurate and consistent property information and perform proper analysis of sales and other market indicators.

## Data Collection

The Real Estate Assessments Office collects information on property descriptions, sales, income and expenses, and other real estate market data. To ensure property descriptions are accurate, County appraisers periodically inspect properties and verify current data. Property characteristics are relatively stable, and physical inspections of each property are not necessary every year. However, physical characteristics such as condition do change slowly over time, and properties are physically reviewed periodically to ensure assessments are based on accurate information.

*Sales and income data are the primary data sources for establishing the value of real estate*

Sales and income data are the primary data sources for establishing the value of real estate. Sales transactions are used as the basis for valuing most residential properties in the County. Since inaccurate sales information can lead to incorrect conclusions about property values, sales must be reviewed to verify the physical and financial circumstances that led to a particular sale price. Surveys are mailed monthly to verify information on the sale that was obtained from documents at the courthouse. Further review may include a physical inspection of the property to confirm its condition. The review may also include contact with the buyer, seller, or other parties involved in the transaction to verify the presence and amount of unusual financial terms that may have affected the sale price. To aid in valuing commercial and industrial property using the income approach, the Real Estate

Assessments Office collects income and expense information from commercial property owners.

### **Analysis of Data**

*Several standard appraisal methods are used to value property*

The Real Estate Assessments Office analyzes the information about market activity (sales, income, etc.) and values property based on the real estate market. Properties are reassessed each year. Therefore, each year sales, income information, and other market factors are studied and values are re-assessed according to the current real estate market.

### **Application of Results**

Appraisers use several approaches to value property for assessment purposes. These approaches are as follows:

Cost Approach: In the cost approach, the improvement value is determined by first estimating the cost to replace the building with a new one, and then subtracting depreciation, which makes the existing building worth less than the cost of a new one. Depreciation can be caused by physical deterioration, functional obsolescence (poor functional design), or by economic obsolescence (effects of factors outside the property such as high traffic). The improvement value is added to the land value to produce a total value by the cost approach.

Sales Comparison Approach: The sales comparison approach is based on the principle of substitution by comparing a property with similar properties that have sold. In this approach, similar properties that have recently sold are selected for comparison. Each of the sale prices is adjusted for differences between the property that sold and the subject property. This indicates the price each of the buyers would likely have paid for their property had it been identical to the subject property.

Income Capitalization Approach: The income capitalization approach produces a value indication by converting an income stream into a property value. In this approach, the effective gross income of a property is estimated by considering market rents, vacancy rates, and collection losses. Estimated normal operating expenses are deducted to generate an estimate of net operating income. This income is capitalized into an estimate of value by applying an appropriate market capitalization rate. Capitalization rates can be derived from market data by dividing the income stream by the sale price. There are also reliable published sources for national, regional, and local capitalization rates within each major commercial sector.

## Assessment Performance

The tool used to measure the accuracy of assessments is the assessment-to-sale ratio, which is calculated by dividing the assessment by the selling price. For example, a single family home assessed at \$450,000 that sells for \$475,000 has an assessment-to-sale ratio of 94.7%. This ratio is calculated for all valid sales in the County and is used to monitor the level and equity of assessments. The median assessment-to-sale ratio is called the level of assessment. The median (midpoint of arrayed ratios) is used to reduce the effect of outlying ratios.

For performance measurement, the Real Estate Assessments Office calculates the internal measure of assessment level based on sales that occurred prior to the assessment date of January 1 (including new construction). The Coefficient of Dispersion (COD) is the average percentage each sale deviates from the median ratio or level of assessment. A small COD indicates individual ratios are relatively close to the median ratio. A large COD indicates ratios vary greatly. The following table shows assessment levels and COD's for the most recent five years:

Calendar Year	2012	2013	2014	2015	2016
Overall Assessment Level	92.26%	93.13%	91.87%	94.09%	94.76%
Coefficient of Dispersion	8.47%	8.09%	6.92%	6.13%	5.81%

The median level of assessment is the performance statistic published annually in the Assessment/Sales Ratio Study by the Virginia Department of Taxation. The median level of assessment is an indicator of a locality's existing assessment/sales ratio. The state calculates the 2016 level of assessment by comparing January 1, 2016, assessed values to sales occurring during calendar year 2016. While parcels are assessed as of January 1, the Virginia Department of Taxation study does not adjust for inflation or deflation between the start of the year and the actual sale date of parcels. As a result, any appreciation in real estate values during the year acts to understate the assessment-to-sales ratio and any depreciation acts to overstate it. The greater the rate of appreciation, the greater the understatement of the ratio and conversely, the greater the rate of depreciation the greater the overstatement of the ratio. Equity of assessments is also published in the Assessment/Sales Ratio Study and indicates the uniformity in real property assessment by measuring average error. This information is reported in Table 10 of the Appendix.

## Assessing New Construction

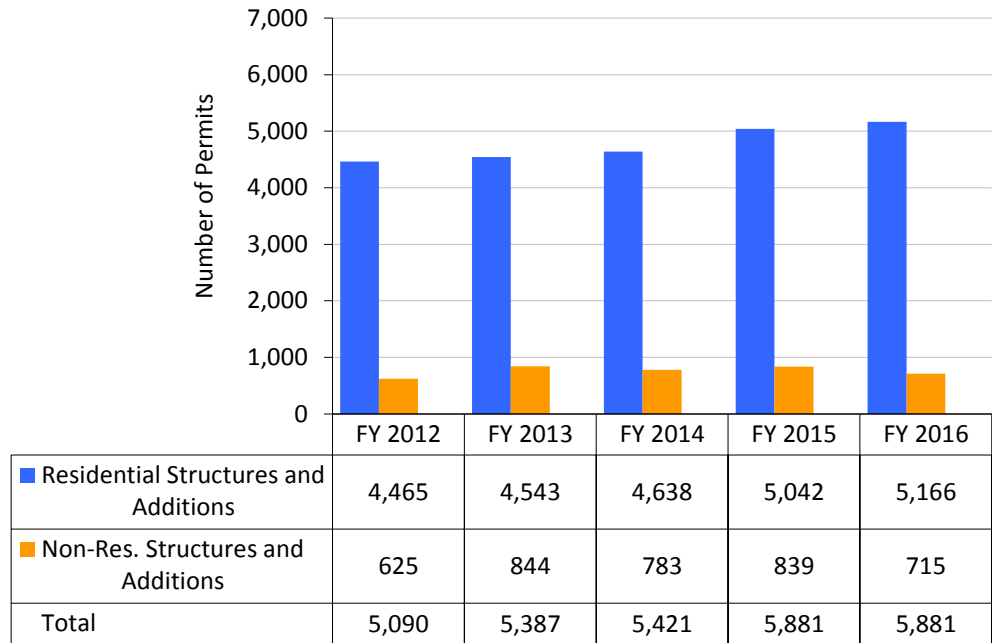
During the year, the Real Estate Assessments Office receives information on building permits issued by the County for new structures, additions, and remodeling of buildings. The Real Estate Assessments Office monitors the progress of activity indicated on the permits. New construction requires field inspections during the construction process for accurate measurements and descriptions. The following tables show the number and estimated dollar amount of building permits issued by the County from FY 2012 through FY 2016. The data comes from the Construction Activity Report produced by the Department of Development Services.

*To establish the 2016 assessments, the Real Estate Assessments Office reviewed all calendar year 2015 sales*

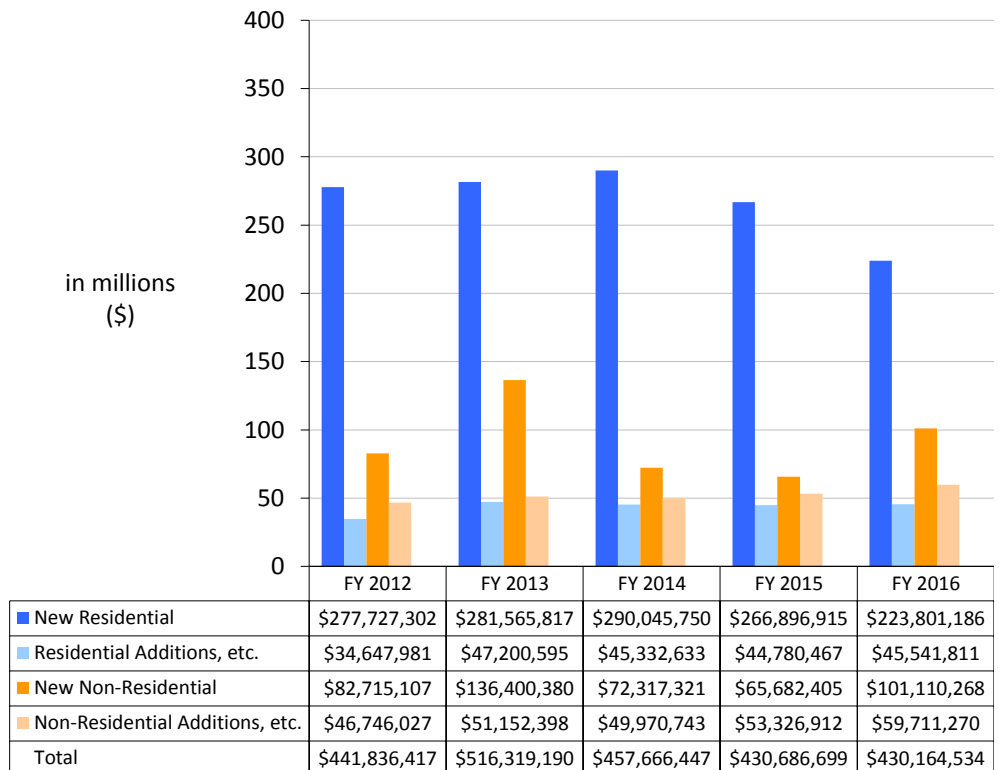
*Building permit activity remained constant from FY 2015*

*The total value of new residential permits decreased 16.15% from FY 2015*

**Number of Permits Issued, Taxable Properties**



**Estimated Dollar Amount of Permits Issued for Structures and Additions, Taxable Properties**



*The Real Estate  
Assessments Office  
mailed out  
approximately 140,289  
reassessment notices in  
2016*

## **Assessment Notification**

The Code of Virginia §58.1-3330 requires the County to notify property owners whenever reassessment results in an increase in assessed value. The County has chosen to notify all property owners of reassessment, even if there is a reduction or no change in the value. This notification takes place in March of each year and informs the taxpayer of the previous two year's assessment and the current assessment. (See Addendum A, page B-1 for a sample Notice of Reassessment).

## **Appeal Procedures**

Taxpayers who are uncertain about the accuracy of their assessment on the basis of value or equity with other properties can request a review of their property value. The County appraiser considers market information relative to the property and information provided by the taxpayer. If this information shows the assessed value should be changed, the appraiser makes the necessary adjustment. If the evidence does not support a change, the appraiser explains the reasons for sustaining the assessment.

Taxpayers may also appeal to the Board of Equalization (BOE) or Circuit Court. Taxpayers are not required to appeal to the Real Estate Assessments Office before appealing to the BOE or Circuit Court. The BOE is comprised of eight County taxpayers and is established by the Board of County Supervisors (BOCS) to render an independent third party opinion in cases of disagreement between the taxpayer and the assessing official. Although the BOE is a quasi-judicial board, there is no application fee and an attorney is not required.

## **Appeal Adjustments**

As a result of an appeal to the Real Estate Assessments Office, the BOE, or Circuit Court, an assessment may be revised. Developers may appeal many residential lots at the same time and each lot appealed is reviewed separately. Upon review, the Real Estate Assessments Office may change any or all of the lot values. Since each lot is reviewed separately, the number of appeals and the number changed by the assessor may be large and may fluctuate substantially from year to year. Some properties are appealed to both the Real Estate Assessments Office and to the BOE. In tax year 2015 there were two cases appealed in Circuit Court and as of June 30, 2016, there were seven court cases pending.

The following table shows appeal activity for tax years 2011 to 2015. A history of appeals and the resulting adjustments can be found in Table 3 of the Statistical Appendix, page A-2.



Appeal Activity	TY 2011	TY 2012	TY 2013	TY 2014	TY 2015
Appeals to Assessor	164	149	118	136	134
Changed by Assessor	36	42	35	21	36
% Changed <sup>1</sup>	22%	28%	30%	15%	27%
Appeals to BOE <sup>2</sup>	245	99	100	72	96
Changed by BOE	46	14	15	11	6
% Changed <sup>1</sup>	19%	14%	15%	15%	6%
Appeals to Court	4	0	0	0	2
<b>Total Appeals</b>	<b>413</b>	<b>248</b>	<b>218</b>	<b>208</b>	<b>232</b>
<b>Appeals as % of Total Parcels</b>	<b>0.31%</b>	<b>0.18%</b>	<b>0.16%</b>	<b>0.15%</b>	<b>0.17%</b>

1. Includes all changes –increases and decreases.

2. 2011 BOE appeals include 2 subdivisions with a total of 164 lots. 2013 BOE appeals include 1 subdivision with a total of 127 lots. 2014 BOE appeals include 1 subdivision with a total of 126 lots.

## Real Estate Tax Relief Programs

Prince William County provides relief from real estate taxes and personal property taxes for those who are elderly or disabled and meet specified income and net worth requirements. Tax relief is also available to disabled veterans who meet specific disability requirements. Certain land uses may also qualify for tax relief to encourage preservation of agriculture, forestry, and open space. Lastly, older properties that undergo substantial renovations can receive a partial tax exemption for the increase in taxes caused by the renovation.

The Real Estate Assessments Office provides information to taxpayers regarding the tax relief program in the following ways:

- The notice of reassessment is sent to all property owners in March and contains the criteria for tax relief (see Addendum A, page B-2).
- The real estate tax bills, personal property tax bills and personal property verification forms briefly address the Tax Relief Program.
- Advertisement in the Washington Post, Prince William Extra Section.
- Advertisement on Prince William County cable television, Channel 23.
- A representative from the Prince William County Real Estate Assessments Office visits the Sudley North and Ferlazzo Tax Administration Offices from February to April to assist applicants in completing their applications.
- A tax relief brochure (in both English and Spanish) containing specific information regarding eligibility and the application form is available in the Real Estate Assessments Office and various other County agencies (see Addendum C, page B-5), including the Finance Department's tax payment counters and senior citizens' centers.
- The County's website: [www.pwcgov.org/finance](http://www.pwcgov.org/finance).

The County sends renewal applications to those who received tax relief the preceding year.

*The Real Estate Assessments Office utilizes many communication methods to reach citizens regarding the Tax Relief Program for the Elderly and Disabled*

*During calendar year 2015 there were 399 new applicants accepted into the Tax Relief for the Elderly and Disabled Program and as of July 1<sup>st</sup>, 2016, 295 new applications were approved*

## Tax Relief for the Elderly and Disabled

Elderly or disabled persons are eligible for relief from all or part of the real estate taxes on their home and a home site of one acre if they meet the following criteria:

- Are 65 years of age or older on or before December 31, 2016; or are totally and permanently disabled.
- Have less than \$340,000 in total assets (residence and up to 25 acres excluded).
- Do not exceed the maximum combined income requirements set forth in local ordinances.

The following table summarizes exemptions of 2016 taxes for different ranges of income. The income ranges are based on the Housing and Urban Development (HUD) low income limits and are adjusted annually.

### Income Limits for 2016 - Tax Relief Program

Combined Income	Percentage of Tax Relieved
\$0 to \$56,200	100%
\$56,201 to \$64,630	75%
\$64,631 to \$73,060	50%
\$73,061 to \$81,490	25%

*There were 48 new applicants accepted into the Tax Relief for Disabled Veterans Program as of July 1<sup>st</sup>, 2016*

## Tax Relief for Disabled Veterans

Disabled veterans are eligible for relief from all of the real estate taxes on their home and up to one acre of land it occupies and the solid waste fee if they meet the following criteria:

- Have a disability that is 100%, service connected, permanent and total.
- Own and occupy the home as his/her principal place of residence.

## Tax Relief for Surviving Spouses of Members of the Armed Forces Killed in Action

Surviving Spouses of Members of the Armed Forces Killed in Action are eligible for relief from all of the real estate taxes on their home and up to one acre of land it occupies and the solid waste fee if they meet the following criteria:

- The applicant must provide documentation from the U.S. Department of Defense indicating the spouse was a member of the Armed Forces killed in action.
- The surviving spouse does not remarry.
- The surviving spouse must occupy the property as his/her principal place of residence.

A summary of real estate and personal property tax relief is shown in the following table. Additional historical information about tax relief is provided in the Appendix, Table 2, page A-1.

### Summary of Tax Relief for the Elderly and Disabled

	TY 2012	TY 2013	TY 2014	TY 2015	TY 2016
<b>Tax Relief for the Elderly and Disabled</b>					
<b>Real Estate</b>					
Households Relieved	3,298	3,423	3,363	3,503	3,473
Total Amount Relieved	\$8,008,650	\$8,735,938	\$8,984,116	\$9,656,737	\$9,944,013
Avg. Amount Relieved	\$2,428	\$2,552	\$2,671	\$2,757	\$2,863
<b>Personal Property</b>					
Applicants	3,685	3,846	3,784	4,020	3,909
Total Amount Relieved	\$475,213	\$620,570	\$677,644	\$620,976	\$724,130
Avg. Amount Relieved	\$129	\$161	\$179	\$154	\$185
<b>Tax Relief for Disabled Veterans</b>					
<b>Real Estate</b>					
Households Relieved	262	353	388	618	649
Total Amount Relieved	\$1,070,871	\$1,125,626	\$1,721,959	\$2,732,942	\$3,146,396
Avg. Amount Relieved	\$4,087	\$3,189	\$4,438	\$4,422	\$4,848
<b>Tax Relief for Surviving Spouses of Members of the Armed Forces Killed in Action</b>					
<b>Real Estate</b>					
Households Relieved	n/a	n/a	n/a	n/a	2
Total Amount Relieved	n/a	n/a	n/a	n/a	9,098
Avg. Amount Relieved	n/a	n/a	n/a	n/a	\$4,549

**Notes:**

Applicants receiving tax relief for mobile homes are not included in this table.

Data as of July, 2016. Figures for previous years were updated.

Taxpayers may qualify for real estate tax relief, personal property, or both.

Exemption may be 100%, 75%, 50%, or 25%. If the applicant turned 65 or became totally and permanently disabled during calendar year 2016, the exemption is prorated based on the date the applicant turned 65 or became totally and permanently disabled.

## Tax Relief Based on Use Value Assessment

The Prince William County Use Value Assessment Program provides tax relief to certain agricultural, forestal, horticultural, and open space property owners. The program allows qualifying land to be taxed according to its use value, rather than its market value. The State Land Evaluation Advisory Committee (SLEAC) suggests values for land in the program. These values range from \$30 per acre to \$442 per acre, depending on the type of land. Buildings do not have use value assessments and are therefore assessed at full market value.

The tax difference is deferred, but not automatically forgiven. The deferred tax remains payable for six years. There are currently 775 parcels in the Use Value Assessment Program. The table below shows the market value, the use value, and the taxes deferred for tax years 2012 through 2016:

### Use Value Assessment Summary

	TY 2012	TY 2013	TY 2014	TY 2015	TY 2016
Number of Acres	32,827	34,294	34,222	33,673	33,329
Number of Parcels	850	844	840	782	775
Market Value Assessment	465,191,400	469,915,300	474,996,700	459,964,800	468,358,500
Deferred Assessment	-\$397,004,800	-\$404,487,600	-\$405,600,700	-\$394,359,400	-\$401,439,500
Use Value Assessment	\$68,186,600	\$65,427,700	\$69,396,000	\$65,605,400	\$66,919,000
Use Val. to Market Val. Ratio	\$0	\$0	\$0	\$0	\$0
Deferred Tax	-\$4,799,788	-\$4,776,999	-\$4,656,296	-\$4,424,712	-\$4,504,151
Rollback Taxes	\$152,800	\$136,400	\$396,200	\$897,400	\$100,000
Net Tax Deferred	-\$4,646,988	-\$4,640,599	-\$4,260,096	-\$3,527,312	-\$4,404,151

#### Notes:

Rollback taxes for previous years were updated.  
Rollback taxes for TY 2016 are estimated.

When land owners in the Use Value Assessment Program change the use to a non-qualifying use or re-zone their property to a more intensive zoning, they must pay a "rollback tax." This tax is based on the difference between the property's market value and its use value for the current year and the five most recent complete tax years (including interest). More detailed information about the the Use Value Assessment Program can be found in Table-5 of the Statistical Appendix, page A-3.

## Partial Tax Exemption for Rehabilitated Real Estate

An ordinance enacting a partial tax exemption for real estate that is substantially repaired, rehabilitated, or replaced became effective on January 1, 1998. The program is intended to encourage owners of older properties to improve the condition and appearance of their properties. All improved property types are eligible for the exemption. The rehabilitation or replacement structure must increase the value of the original structure by at least 25% to qualify for the exemption. Minimum age and maximum size increase requirements depending on property type must also be met. Applications and information are available on the County's website.

The amount of exemption is based on the increase in building value caused by rehabilitation and is applied over a 15 year period. The tax saving is equal to 100% of the exemption each year for the first ten years. Over the next five years the tax

*The Board of County Supervisors adopted the Tax Rehabilitation Program to encourage owners of older properties to improve the condition and appearance of their properties*

savings is reduced and the exemption is phased out as follows: 80% in year 11, 60% in year 12, 40% in year 13, 20% in year 14, and 0% in year 15. The tax exemption is transferable to a new property owner during the program period.

The following is an example of a rehabilitated property participating in the program:

**Before Rehabilitation**



**After Rehabilitation**



**Summary of Tax Exemption for Rehabilitated Real Estate**

Property Type	Year Exemption Began	Number of Properties	TY 2007	TY 2008	TY 2009	TY 2010	TY 2011	TY 2012	TY 2013	TY 2014	TY 2015	TY 2016
Residential	1999	1	\$2,988	\$2,988	\$2,390	\$1,793	\$1,195	\$598	\$0	\$0		
Commercial	2000	4	\$67,955	\$67,955	\$67,955	\$54,364	\$40,773	\$27,182	\$13,591	\$0		
Commercial	2001	1	\$1,910	\$1,910	\$1,910	\$1,910	\$1,528	\$1,146	\$764	\$382	\$0	
Residential	2001	3	\$3,489	\$3,489	\$3,489	\$3,489	\$2,791	\$2,094	\$1,396	\$698	\$0	
Residential	2002	2	\$1,791	\$1,791	\$1,791	\$1,791	\$1,791	\$1,433	\$1,075	\$716	\$358	\$0
Residential	2003	3	\$1,378	\$1,378	\$1,378	\$1,378	\$1,378	\$1,378	\$1,102	\$827	\$551	\$276
Residential	2004	4	\$2,145	\$2,145	\$2,145	\$2,145	\$2,145	\$2,145	\$2,145	\$1,716	\$1,287	\$858
Residential	2005	3	\$1,093	\$1,093	\$1,092	\$1,092	\$1,092	\$1,092	\$1,092	\$1,092	\$874	\$655
Residential	2006	2	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900	\$1,520
Commercial*	2007	5	\$143,696	\$143,696	\$143,696	\$143,696	\$143,696	\$31,520	\$0	\$0	\$0	\$0
Residential	2007	5	\$5,946	\$5,946	\$5,946	\$5,946	\$5,946	\$5,946	\$5,946	\$5,946	\$5,946	\$5,946
Residential	2008	2		\$2,869	\$2,869	\$2,869	\$2,869	\$2,869	\$2,869	\$2,869	\$2,869	\$2,869
Residential	2010	1				\$351	\$351	\$351	\$351	\$351	\$351	\$351
Residential	2011	1					\$502	\$502	\$502	\$502	\$502	\$502
Residential	2012	1						\$1,025	\$1,025	\$1,025	\$1,025	\$1,025
Residential	2013	1							\$933	\$933	\$933	\$933
Residential	2015	1									\$609	\$609
<b>Total Tax Savings</b>		<b>40</b>	<b>\$234,292</b>	<b>\$237,161</b>	<b>\$236,563</b>	<b>\$222,725</b>	<b>\$207,959</b>	<b>\$81,181</b>	<b>\$34,692</b>	<b>\$18,958</b>	<b>\$17,207</b>	<b>\$16,041</b>

\* There were 5 commercial properties that reached the total combined credit limit of \$750,000 in 2012.

**Note:** full decimal precision not shown.

## Tax Exemption for Certified Solar Energy Equipment, Facilities or Devices Program

The Prince William County Board of County Supervisors approved an ordinance allowing a tax exemption for installed certified solar energy equipment, facilities or devices. The purpose of this exemption is to encourage the use of solar energy for water heating, space heating or cooling or other applications that would otherwise require a conventional non-renewable source of energy.

The amount of exemption is based on the certified cost of the purchase and installation of the solar energy equipment. The tax exemption is granted for a five year period as long as the equipment, facilities, or devices are used during the tax year.

Currently there are 12 qualifying properties enrolled in the program, receiving a combined credit of \$29,394 for calendar year 2016.

## Providing Customer Service

*The Real Estate Assessments Office pledges to do the right thing for the community and the customer every time*

The Real Estate Assessments Office provides services to all taxpayers in the form of accurate, equitable assessments. In addition, each year the Real Estate Assessments Office provides direct assistance to thousands of citizens on an individual basis. One of the most direct forms of customer service is responding to appeals by taxpayers who are not certain their assessment is correct. Taxpayer appeals are explained in the "Appeal Procedures" section, page 10. Several other direct customer services provided by the Real Estate Assessments Office are as follows:

### Walk-in Customers

The Real Estate Assessments Office has two main types of walk-in customers: taxpayers and real estate professionals. When taxpayers come to the Real Estate Assessments Office for assistance with tax relief programs, the office staff works directly with them to help them to understand their assessment and taxes and apply for tax relief if applicable. The Real Estate Assessments Office also has brochures about tax relief for rehabilitated properties (see Addendum B, page B-3) and tax relief for the elderly and disabled (see Addendum C, page B-5). Appraisers and real estate agents use the Real Estate Assessments Office sales lists and on-line access to the assessment database for research purposes.

### Telephone Requests

Many citizens call the Real Estate Assessments Office for information about the method of assessment used in valuing their property or about tax due dates and other general facts. The Real Estate Assessments Office also provides tax professionals with ownership, tax and property data.

### Internet Access

Real estate assessment information is available free-of-charge on the County's website. Ownership information, physical descriptions, sales history, and

assessment history for each property in the County are provided on the website at [www.pwcgov.org/realestate](http://www.pwcgov.org/realestate). The County’s internet statistics reports consistently demonstrate that the Real Estate Assessments Office has one of the highest number of views (a count of hits to pages) and visitor sessions within the County’s website. A summary of customer service activity is shown in the following table:

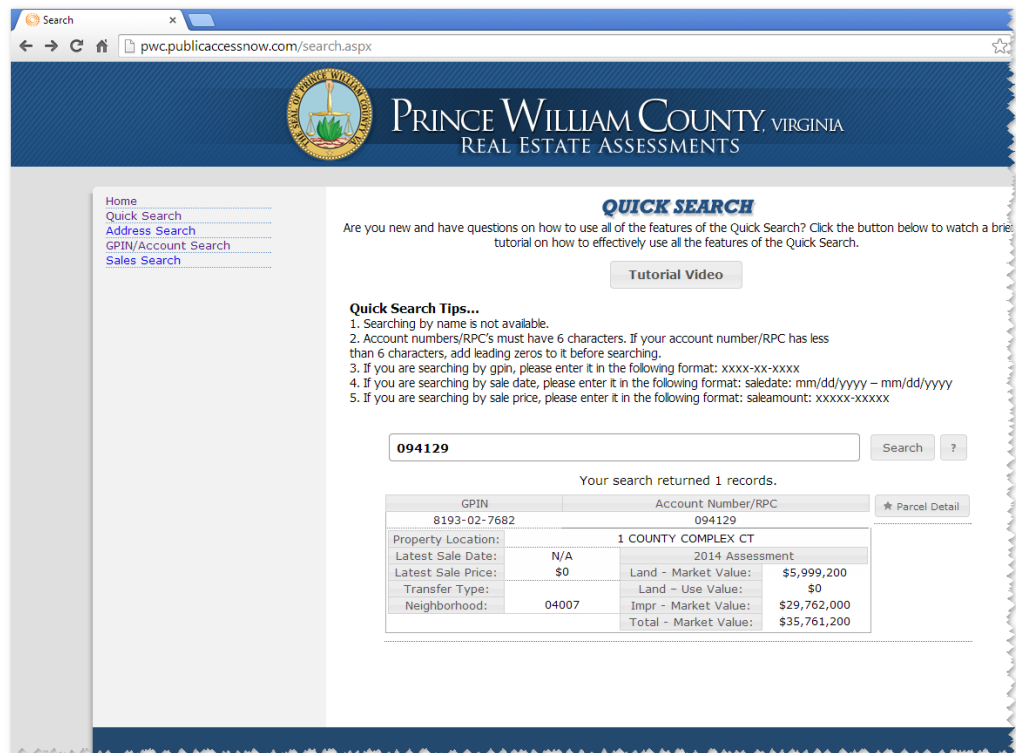
	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
Walk-in Customers	2,750	2,739	3,521	3,166	3,443
Citizen/Public Agency Calls	14,669	12,780	12,414	13,350	13,015
Real Estate Assessments Page Views*	530,347	515,723	436,297	458,280	466,043
<b>Total</b>	<b>547,766</b>	<b>531,242</b>	<b>452,232</b>	<b>474,796</b>	<b>482,501</b>

\* Page Views for July and August of FY 2014 are not available.

Notes:

A page view is a count of any web page that is requested and served to any visitor of the web site. Previous years were updated.

### Real Property Assessments Internet System



*“GovernMax” is one of the most widely used applications on the County’s Website*

## Real Estate Values

For the purpose of comparing and analyzing real estate assessments, property in the County has been divided into several categories. The following table compares assessed values for each type of property for tax years 2015 and 2016.

### Assessed Values from TY 2015 to TY 2016

*Improved existing residential values increased 3.48% from January 1, 2015, to January 1, 2016*

*The total locally assessed values increased 3.39% from January 1, 2015, to January 1, 2016*

	2015	2016	Percentage Change
<b>Taxable Real Estate</b>			
Residential	\$41,864,133,900	\$43,233,126,800	3.27
Apartments	\$2,824,214,500	\$3,009,128,100	6.55
<b>Total Residential</b>	<b>\$44,688,348,400</b>	<b>\$46,242,254,900</b>	<b>3.48</b>
Commercial and Industrial	\$7,164,000,200	\$7,376,959,400	2.97
Public Service <sup>(1)</sup>	\$1,678,329,800	\$1,695,113,100	1.00
<b>Total Commercial and Industrial</b>	<b>\$8,842,330,000</b>	<b>\$9,072,072,500</b>	<b>2.60</b>
<b>Undeveloped Land</b>	<b>\$166,695,800</b>	<b>\$161,469,200</b>	<b>-3.14</b>
<b>Total Assessed - Local</b>	<b>\$52,019,044,400</b>	<b>\$53,780,683,500</b>	<b>3.39</b>
<b>Total Assessed - Non-Local</b>	<b>\$1,678,329,800</b>	<b>\$1,695,113,100</b>	<b>1.00</b>
<b>Total Real Estate</b>	<b>\$53,697,374,200</b>	<b>\$55,475,796,600</b>	<b>3.31</b>
<b>Supplements<sup>(2)</sup></b>			
Residential	\$119,104,400	\$96,280,700	
Apartments	\$32,604,300	\$19,067,600	
Commercial and Industrial	\$15,332,600	\$9,337,500	
Undeveloped Land	\$265,000	\$265,000	
<b>Total Supplements</b>	<b>\$167,306,300</b>	<b>\$124,950,800</b>	<b>-25.32</b>
<b>Total Tax Base</b>	<b>\$53,864,680,500</b>	<b>\$55,600,747,400</b>	<b>3.22</b>
Rollbacks <sup>(3)</sup>	\$79,982,175	\$8,912,656	-88.86
Tax Exempt	\$3,761,234,900	\$3,901,930,100	3.74
Deferred Use Value <sup>(4)</sup>	\$394,359,400	\$401,439,500	1.80
<b>Total Assessed Value</b>	<b>\$58,100,256,975</b>	<b>\$59,913,029,656</b>	<b>3.12</b>

- Public Service assessments are received by the County from the state in September of each year. 2016 Public Service assessments are estimated.
- Supplements are taxes billed for construction completed during the year. Supplemental assessments include prorated assessments on newly completed construction and prorated assessments for properties which become taxable during the year. Supplements 1, 2, and 3 for 2016 are not currently available. The values shown are estimated.
- Rollbacks account for properties that were eliminated from the use value program due to re-zoning or development. Rollbacks for 2016 are estimated and are calculated using the base tax rate of \$1.1220 per \$100 of assessed value.
- Deferred use value is the difference between the market value and use value of properties in the Use Value Assessment Program.

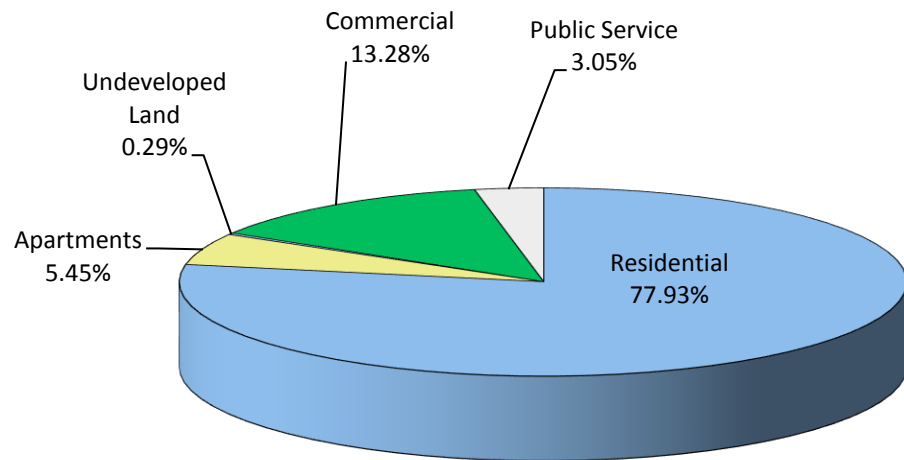
#### Notes:

- 2015 Assessed Values were updated.
- 2015 and 2016 Assessed Values form the basis for FY 2016 and FY 2017 revenues, respectively.



*Each year, changes in the Landbook are attributed to growth and appreciation*

### Composition of Tax Base - 2016 Assessed Values



### Landbook Values: Growth and Appreciation

The 2016 landbook contains assessed values for all properties in the County as of January 1, 2016. The following categories of assessments are **not** included in the landbook:

- Assessments for state-valued public service properties (these are received from the state in September of each year)
- Supplemental assessments (these are made after January 1, 2016)

Each year, changes in landbook values for each category can be divided into two main influences: *growth and appreciation*. Changes in value due to growth result from the construction of new buildings and land subdivisions. As the table on the following page shows, the residential, apartments, commercial and industrial categories experienced positive growth from 2015. Subdivisions and changes in code class designations caused a 3.14% decline in the value of undeveloped land.

Changes in value due to appreciation or depreciation are the result of changes in real estate market conditions, changes in property descriptions, physical deterioration, renovations and additions. For the 2016 landbook, these factors caused residential, apartment, commercial and industrial properties to increase in value. Overall, the landbook value increased 3.31%, of which 1.75% was due to appreciation and 1.56% to growth. The following table shows the 2015 to 2016 landbook changes attributable to growth and appreciation. Detailed and historical data are in the Statistical Appendix, page A-12.

<b>Net Changes in Landbook Values - 2015 to 2016</b>	<b>Percent Growth</b>	<b>Percent Appreciation</b>	<b>Total Percent Change</b>
Residential	1.48	1.79	3.27
Apartments	3.66	2.89	6.55
Commercial/Industrial	1.50	1.47	2.97
Public Service	1.00	0.00	1.00
Undeveloped Land	-5.90	2.76	-3.14
<b>Total Landbook</b>	<b>1.56</b>	<b>1.75</b>	<b>3.31</b>

**Notes:**

- Net change is not necessarily indicative of the change to a particular property. Individual assessment changes may vary considerably.
- Full decimal precision is not shown.

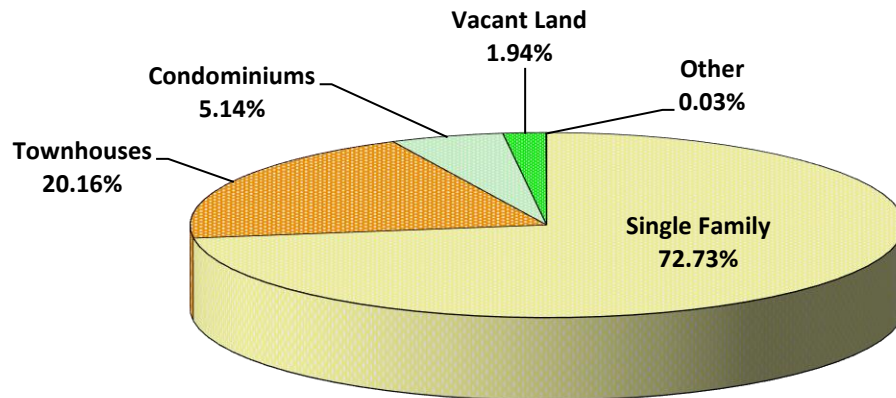
**Residential**

The residential category includes improved and unimproved parcels zoned for residential use except multifamily rental apartment units. Improved parcels in this category are single family homes, townhouses, and condominiums. The 2016 residential landbook increased 3.27%. The average assessment of all single family, townhouse, and condominium properties increased from \$332,600 to \$340,200, or 2.29% overall, from 2015 to 2016. This includes 1,327 new homes that were completed during calendar year 2015. The average assessed value of a new home as of January 1, 2016, was \$439,600 compared to \$449,100 in 2015. The table below shows the landbook value of residential properties for the last five years and the following page shows the composition of the residential category, the composition of new construction, and the average assessed values of residential properties.

*Landbook values of new and existing residential properties increased by 3.27% from 2015 to 2016*

<b>Residential Landbook Assessments Calendar Year</b>	<b>% Change</b>
2012	\$33,646,724,300 4.00%
2013	\$35,700,235,000 6.10%
2014	\$38,949,187,200 9.10%
2015	\$41,864,133,900 7.48%
2016	\$43,233,126,800 3.27%

**Types of Residential Property as a Percent of Total Residential Value**



**Notes:** This table is not a count of dwelling units in the County. Some parcels in the Single Family category may have more than one dwelling unit. New homes that were partially built as of January 1, 2016, are counted as if they were complete, although their value is discounted depending on the level of completion. Tax-exempt properties and apartment units are not included in this table.

Of the 1,327 new homes built in the County during calendar year 2015, 70.24% were single-family homes, townhouses and condominiums assessed at above the overall residential assessment average, for new and existing residential properties, of \$340,200, for tax year 2016. The average assessment of all residential new construction decreased from \$450,400 in 2015 to \$439,600 in 2016. The following table shows the breakdown of new homes by type and value:

Type of New Residential Construction	New Units Over \$340,200*		New Units Under \$340,200*		All New Units	
	Count	Average Assessment	Count	Average Assessment	Count	Average Assessment
Single Family	600	\$577,800	5	\$287,300	605	\$577,800
Townhouses	250	\$389,600	33	\$320,700	283	\$381,600
Condominiums	6	\$661,100	433	\$284,600	439	\$289,700
<b>Total Residential</b>	<b>856</b>	<b>\$523,400</b>	<b>471</b>	<b>\$287,300</b>	<b>1,327</b>	<b>\$439,600</b>
<i>Average Residential Real Estate Tax for New Homes (Tax Rate = \$1.122 per \$100)</i>						<b>\$4,932</b>

\* The average assessment of all residential properties (rounded to the nearest \$100 of assessed value) was \$340,200 for 2016.

**Note:** This table includes residential homes completed during 2015. Homes partially built as of January 1, 2016 have been excluded.

*From January 1, 2015, to January 1, 2016, the average residential assessment increased by 2.3% from \$332,600 to \$340,200*

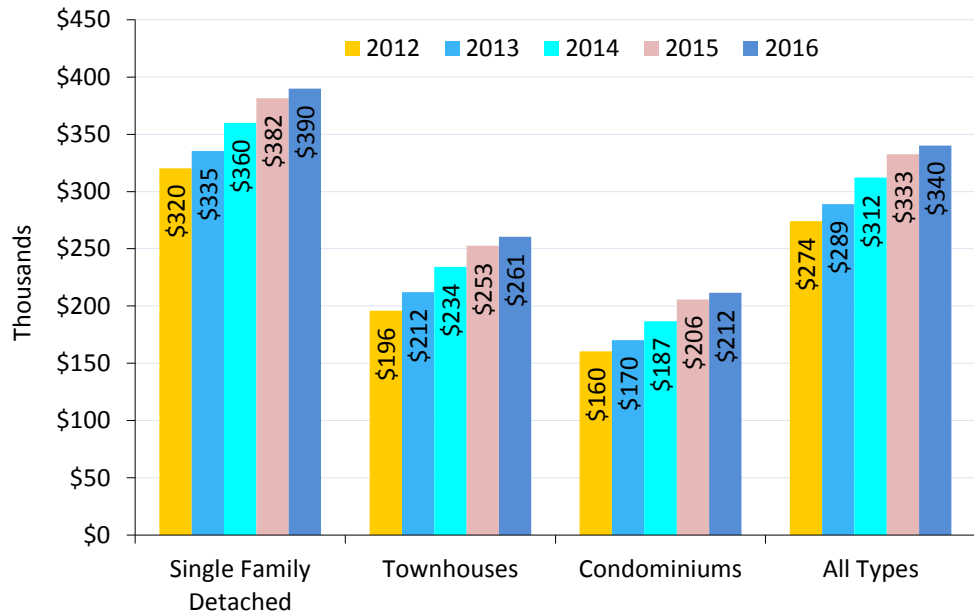
Single-family homes experienced an increase in average assessed value from 2015 to 2016. Listed below are the average assessments of residential dwelling types for the last five years.

**Average Residential Assessments by Type**

	2012	2013	2014	2015	2016
Single Family Detached	\$320,400	\$335,300	\$359,900	\$381,600	\$389,900
Townhouses	\$195,900	\$212,000	\$234,200	\$252,700	\$260,500
Condominiums	\$160,400	\$170,100	\$186,600	\$205,800	\$211,600
<b>All Types</b>	<b>\$274,300</b>	<b>\$289,100</b>	<b>\$312,100</b>	<b>\$332,600</b>	<b>\$340,200</b>

**Note:** These averages do not include tax-exempt properties, vacant lots, residences on commercial or agricultural land, parcels with more than one residence, or houses that were partially complete as of January 1, 2016.

**Comparison of Average Residential Assessments by Type**



*The average single family dwelling value increased 2.2% from \$381,600 in 2015 to \$389,900 in 2016*

New houses can influence the overall average assessed value of all homes positively or negatively, depending on the size, quality, and type of new construction. In general, new houses are more expensive than typical existing houses in the County and therefore cause an increase in the overall average assessed value. As a result, even if market factors or physical deterioration cause a decline in the value of existing properties, construction of new units may cause the overall average value to increase. A ten-year history of average values is included in the Statistical Appendix, Table 6, page A-4.

## Apartments

Apartments include residential rental and vacant land zoned for apartments. The unit count for 2016, including small apartment complexes, is 21,761 and the average assessment per unit is \$136,800.

Apartment values increased 6.55% from 2015 to 2016, compared to a 13.84% gain from 2014 to 2015. The increase due to market activity was 2.89%, while growth added \$103.3 million, or 3.66% to the tax base. The following table is a summary of apartment unit information for the last five years, excluding vacant land:

Apartment Summary	2012	2013	2014	2015	2016
Number of Apartment Parcels	522	503	521	485	431
Number of Apartment Units*	18,280	18,429	19,081	20,800	21,761
Average Assessment per Unit	\$101,300	\$114,800	\$129,800	\$133,700	\$136,800
Improved Parcels Only	\$1,850,954,800	\$2,116,019,400	\$2,476,024,600	\$2,780,126,100	\$2,977,028,800
Undeveloped Apartment Land	\$30,979,600	\$48,853,000	\$4,916,200	\$44,088,400	\$32,099,300
<b>Total Landbook Values</b>	<b>\$1,881,934,400</b>	<b>\$2,164,872,400</b>	<b>\$2,480,940,800</b>	<b>\$2,824,214,500</b>	<b>\$3,009,128,100</b>

\* Unit count was reduced by 230 for Tax Year 2012: 28 due to a fire and 202 due to description corrections.

**Note:** Tax-exempt properties are not included in this table.

## Commercial and Industrial

### Locally-Valued Properties

Locally-valued commercial and industrial properties consist of all non-residential uses such as retail, office, hotel, industrial, warehouse, and vacant parcels with commercial or industrial zoning. Properties owned by public service companies such as utility companies and railroads are valued by the state, but taxed locally.

Locally assessed commercial and industrial property values increased 2.97% from 2015 to 2016, compared to a 5.64% gain from 2014 to 2015. Approximately 774,400 square feet of taxable commercial space was completed during calendar year 2015. Of this amount, roughly 63% of the new commercial square footage was built within the industrial sector. Retail new construction accounted for 11%, hotels 24%, while other commercial categories represented 2% of the taxable commercial new construction in calendar year 2015. The following table contains landbook assessment information about locally assessed commercial properties overall.

Commercial/Industrial Landbook Values	Total Percent Change
2012	\$6,187,688,600 5.42%
2013	\$6,579,421,600 6.33%
2014	\$6,781,230,600 3.07%
2015	\$7,164,000,200 5.64%
2016	\$7,376,959,400 2.97%

**Note:** State-valued public service properties are not included in this category.

*The assessed value of residential apartments increased by 6.55% from 2015 to 2016*

*The assessed value of commercial and industrial properties increased by 2.97% from 2015 to 2016*

### State-Valued Public Service Properties

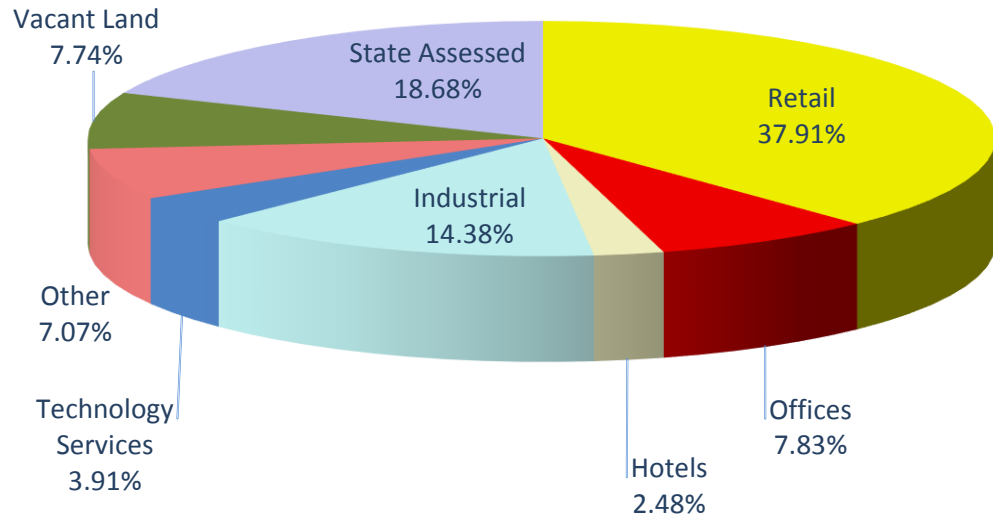
State-valued public service properties are assessed by the State Corporation Commission (SCC) and the Virginia Department of Taxation. The SCC assesses all telecommunications companies, water corporations, intrastate gas pipeline distribution companies, and electric light and power corporations. The Virginia Department of Taxation assesses railroads and interstate pipeline transmission companies. The County receives these assessed values in September of each year and then bills and collects taxes. Since the assessments are not available when first half tax bills are due, the first half taxes are based on the prior year assessment and adjusted on the second half tax bill. The table below shows the total assessed values for Public Service properties. A more detailed history of values for Public Service properties can be found in Table 9 and Table 11-A of the Statistical Appendix.

Public Service	Assessed Value	Change
2012	\$1,521,976,500	3.35%
2013	\$1,501,931,000	-1.32%
2014	\$1,531,396,600	1.96%
2015	\$1,678,329,800	9.59%
2016	\$1,695,113,100	1.00%

**Note:** 2015 figure was updated from the 2015 Annual Report. Public Service assessments are received by the County from the state in September of each year. 2016 Public Service assessments are estimated.

The table and chart on the following page compare 2016 landbook values of different types of locally-assessed and state-valued properties.

**Comparison of Types of Commercial/Industrial Property  
2016 Landbook**



<b>Commercial/Industrial Property Types</b>	<b>Number of Parcels</b>	<b>Value, 2016 Landbook</b>	<b>Percent of Total Commercial/Ind.</b>
<b>Locally Assessed</b>			
Retail	1,256	\$3,439,565,900	37.91%
Offices	1,226	\$710,008,900	7.83%
Hotel	43	\$225,084,300	2.48%
Industrial	745	\$1,304,548,000	14.38%
Technology Services	10	\$354,467,100	3.91%
Other	613	\$641,227,400	7.07%
Vacant Land	1,318	\$702,057,800	7.74%
<b>Total Locally Assessed</b>	<b>5,211</b>	<b>\$7,376,959,400</b>	<b>81.32%</b>
<b>Total State Assessed</b>		<b>\$1,695,113,100</b>	<b>18.68%</b>
<b>Total Commercial/Industrial</b>		<b>\$9,072,072,500</b>	<b>100.00%</b>

**Note:** State-Valued Public Service property assessments are received by the County from the state in September of each year. 2016 Public Service assessments are estimated.

**Undeveloped Land**

Undeveloped land consists of large acreage tracts of farm land and other predominantly residential undeveloped properties greater than twenty acres. From 2015 to 2016, there was a 3.14% reduction in value compared to a 3.75% increase from 2014 to 2015, and a 6.06% reduction from 2013 to 2014. The current loss in value is attributed to a 2.76% appreciation and a 5.90% growth

reduction due to properties being consolidated or subdivided and additional properties qualifying for use value assessments. The following table reflects the landbook values of this category for 2012 through 2016.

<b>Vacant Land Values</b>		<b>Change</b>
2012	\$160,953,600	0.31%
2013	\$171,039,400	6.27%
2014	\$160,672,200	-6.06%
2015	\$166,695,800	3.75%
2016	\$161,469,200	-3.14%

Some of these undeveloped parcels qualify for the Use Value Assessment Program and are not taxed at market value. These values typically range from \$30 to \$460 per acre (see “Tax Relief Based on Use Value Assessment” on page 14, for more information).

### Supplemental Assessments

Supplemental assessments include prorated assessments on newly completed construction and prorated assessments for properties which become taxable during the year. When construction is completed during the year, the increase in assessed value between the January 1 assessment and the complete value is prorated based on the number of months the property is substantially completed or fit for use and occupancy. The owner of the property receives a supplemental tax bill for the prorated increased value.

<b>Supplemental Assessments</b>	
2012	\$184,950,900
2013	\$160,265,800
2014	\$190,029,400
2015	\$167,306,300
2016 (Estimated)	\$124,950,800

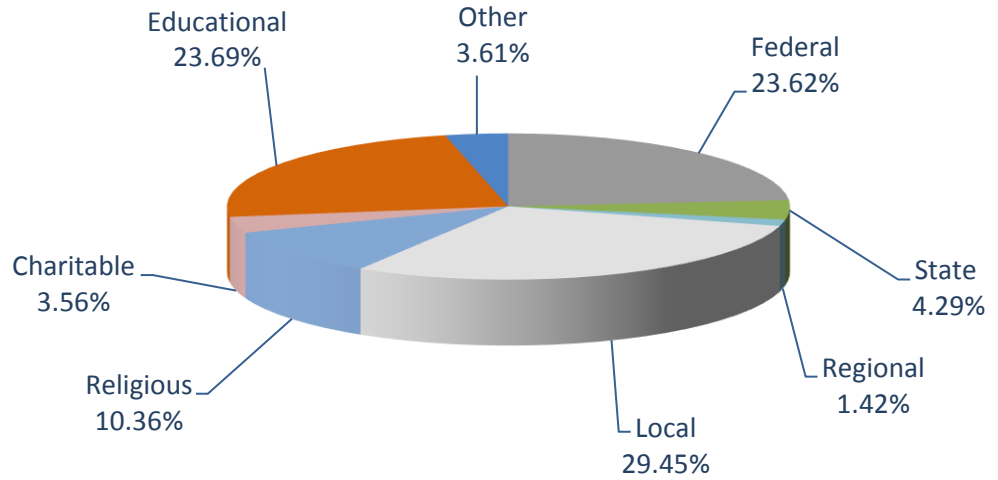
### Tax-Exempt Properties

For 2016, there were 2,112 tax-exempt parcels consisting of federal, state, and County-owned properties, as well as properties owned by churches, schools, and other tax-exempt organizations.

The total assessed value of exempt properties for 2016 is \$3,901,930,100 and the total amount of taxes exempted is \$43,779,656. A chart showing the relative proportion of each category of tax-exempt properties for 2016 and a summary of the assessed values of tax-exempt properties by category for 2012 through 2016 follows.

*Tax-exempt properties  
comprise 6.51% of the  
total County tax base*





Values of Tax Exempt Properties					
Calendar Year	2012	2013	2014	2015	2016
<b>Federal</b>	\$793,230,400	\$927,920,900	\$920,151,700	\$919,427,000	\$921,622,400
<b>State</b>	\$164,080,100	\$152,034,800	\$157,334,600	\$159,844,300	\$167,243,000
<b>Regional</b>	\$42,809,300	\$57,877,200	\$58,954,200	\$57,011,800	\$55,693,500
<b>Local</b>	\$1,113,952,500	\$1,134,438,300	\$1,141,270,100	\$1,128,003,500	\$1,149,018,900
<b>Religious</b>	\$344,271,500	\$365,251,700	\$371,463,100	\$400,630,000	\$404,141,000
<b>Charitable</b>	\$66,237,400	\$65,350,500	\$127,903,400	\$130,135,600	\$138,846,400
<b>Educational</b>	\$724,273,300	\$844,601,100	\$831,162,500	\$873,008,000	\$924,352,300
<b>Other</b>	\$67,738,000	\$100,826,400	\$96,778,800	\$93,174,700	\$141,012,600
<b>Total Tax Exempt</b>	<b>\$3,316,592,500</b>	<b>\$3,648,300,900</b>	<b>\$3,705,018,400</b>	<b>\$3,761,234,900</b>	<b>\$3,901,930,100</b>
<b>% of Total County Value</b>	<b>7.01%</b>	<b>7.25%</b>	<b>6.83%</b>	<b>6.47%</b>	<b>6.51%</b>

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## **Statistical Appendix**

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**Table 1: History of Property Record Maintenance Activity**

	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
<b>Wills</b>	1,146	1,067	1,169	1,426	1,479	1,109	1,188	1,367	1,498	1,710
<b>New Lots</b>	1,852	1,815	587	1,256	1,125	666	1,272	1,454	1,081	1,757
<b>Deeds</b>	19,134	20,883	27,518	20,888	16,878	15,384	16,149	14,975	14,940	15,310
<b>Transfers</b>	15,919	17,546	21,358	16,081	13,098	12,800	13,073	11,655	13,035	13,317

Note: Previous years were updated

**Table 2: History of Tax Relief**

	TY 2007	TY 2008	TY 2009	TY 2010	TY 2011	TY 2012	TY 2013	TY 2014	TY 2015	TY 2016
<b>for the Elderly and Disabled</b>										
<b>Real Estate</b>										
<i>Number Exempted</i>	2,453	2,594	2,806	3,105	3,209	3,298	3,423	3,363	3,503	3,473
<i>Amount Exempted</i>	\$6,075,078	\$6,679,427	\$5,981,588	\$6,666,576	\$7,355,215	\$8,008,650	\$8,735,938	\$8,984,116	\$9,656,737	\$9,944,013
<i>Assessment Exempted</i>	--	--	--	--	--	606,138,900	677,833,300	\$757,653,100	\$820,292,900	\$839,178,800
<b>Personal Property</b>										
<i>Number Exempted</i>	2,642	2,832	2,997	3,381	3,609	3,685	3,846	3,784	4,020	3,909
<i>Amount Exempted</i>	n/a	\$442,747	\$390,000	\$314,584	\$403,659	\$475,213	\$620,570	\$677,644	\$620,976	\$724,130
<b>for Disabled Veterans</b>										
<b>Real Estate</b>										
<i>Number Exempted</i>	n/a	n/a	n/a	n/a	217	262	353	388	618	649
<i>Amount Exempted</i>	n/a	n/a	n/a	n/a	\$852,990	\$1,070,871	\$1,125,626	\$1,721,959	\$2,732,942	\$3,146,396
<i>Assessment Exempted</i>	n/a	n/a	n/a	n/a	--	79,724,700	118,221,800	\$167,504,800	\$249,691,700	\$268,750,000
<b>for Surviving Spouses of Members of the Armed Forces Killed in Action</b>										
<b>Real Estate</b>										
<i>Number Exempted</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	2
<i>Amount Exempted</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$9,098
<i>Assessment Exempted</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$761,300

**Notes:**

- Personal Property Amount Exempted not available prior TY 2008.
- Tax Relief for Disabled Veterans not available prior TY 2011.
- Value of Real Estate Assessment Exempted not available prior TY 2012.
- Tax Relief for Surviving Spouses of Members of the Armed Forces Killed in Action not available prior TY 2016.
- Data as of July, 2016.

**Table 3: History of Appeals Activity**

	TY 2006	TY 2007	TY 2008	TY 2009	TY 2010	TY 2011	TY 2012	TY 2013	TY 2014	TY 2015
<b>Appeals to Assessor</b>	176	254	731	289	270	164	149	118	136	134
<b>Changed by Assessor</b>	57	39	111	63	42	36	42	35	21	36
<b>% Changed</b>	32%	15%	15%	22%	16%	22%	28%	30%	15%	27%
<b>Appeals to BOE</b>	62	73	611	369	222	245	99	100	72	96
<b>Changed by BOE</b>	11	12	67	28	52	46	14	15	11	6
<b>% Changed</b>	18%	16%	11%	8%	23%	19%	14%	15%	15%	6%
<b>Appeals to Court</b>	0	1	2	4	1	4	0	0	0	2
<b>Total</b>	<b>238</b>	<b>328</b>	<b>1,344</b>	<b>662</b>	<b>493</b>	<b>413</b>	<b>248</b>	<b>218</b>	<b>208</b>	<b>232</b>

**Notes:**

- 2014 Changes by BOE were corrected.
- Changes by the Assessments Office and BOE may have been decreases or increases.
- 2007 BOE appeals include an appeal of one subdivision with 44 lots. 2008 BOE appeals include 12 subdivision appeals with a total of 408 lots. 2009 BOE appeals include 4 subdivision appeals with a total of 187 lots. 2010 BOE appeals include 2 subdivisions with a total of 114 lots. 2011 BOE Appeals include 2 subdivisions with a total of 164 lots. 2013 BOE appeals include 1 subdivision with a total of 127 lots. 2014 BOE appeals include 1 subdivision with a total of 126 lots.

**Table 4: History of Adjustments**

	TY 2006	TY 2007	TY 2008	TY 2009	TY 2010	TY 2011	TY 2012	TY 2013	TY 2014	TY 2015
<b>Number Adjusted</b>	654	405	449	441	262	291	220	358	341	412
<b>Tax Amount Reduced</b>	\$976,945	\$766,770	\$1,781,207	\$1,867,243	\$1,216,907	\$837,787	\$987,262	\$1,946,477	\$1,389,015	\$2,108,814

**Note:** These numbers include all adjustments made as a result of real estate assessment appeals and taxpayer inquiries to the Real Estate Assessments Office.

**Table 5: Use Value Assessment Summary**

<b>Tax Year</b>	<b># of Parcels</b>	<b>Acres</b>	<b>Market Value Assessment</b>	<b>Use Value Assessment</b>	<b>Assessment Reduction</b>	<b>Percent Reduction</b>	<b>Base Tax Rate per \$100</b>	<b>Tax Reduction</b>	<b>Rollback Taxes<sup>1</sup></b>	<b>Net Annual Deferral<sup>2</sup></b>
<b>2007</b>	848	33,544	\$821,259,100	\$99,509,900	\$721,749,200	87.88	0.7870	\$5,680,166	\$59,300	\$5,620,866
<b>2008</b>	851	33,756	\$790,938,200	\$99,513,100	\$691,425,100	87.42	0.9700	\$6,706,823	\$829,400	\$5,877,423
<b>2009</b>	820	32,958	\$563,731,200	\$67,188,000	\$496,543,200	88.08	1.2120	\$6,018,104	\$198,200	\$5,819,904
<b>2010</b>	819	33,020	\$510,925,000	\$63,639,200	\$447,285,800	87.54	1.2360	\$5,528,452	\$241,400	\$5,287,052
<b>2011</b>	815	32,563	\$465,178,100	\$61,467,800	\$403,710,300	86.79	1.2040	\$4,860,672	\$463,800	\$4,396,872
<b>2012</b>	850	32,827	\$465,191,400	\$68,186,600	\$397,004,800	85.34	1.2090	\$4,799,788	\$152,800	\$4,646,988
<b>2013</b>	844	34,294	\$469,915,300	\$65,427,700	\$404,487,600	86.08	1.1810	\$4,776,999	\$136,400	\$4,640,599
<b>2014</b>	840	34,222	\$474,996,700	\$69,396,000	\$405,600,700	85.39	1.1480	\$4,656,296	\$396,200	\$4,260,096
<b>2015</b>	782	33,673	\$459,964,800	\$65,605,400	\$394,359,400	85.74	1.1220	\$4,424,712	\$897,400	\$3,527,312
<b>2016</b>	775	33,329	\$468,358,500	\$66,919,000	\$401,439,500	85.71	1.1220	\$4,504,151	\$100,000	\$4,404,151

(1) 2016 rollback taxes are estimated. Previous years were updated.

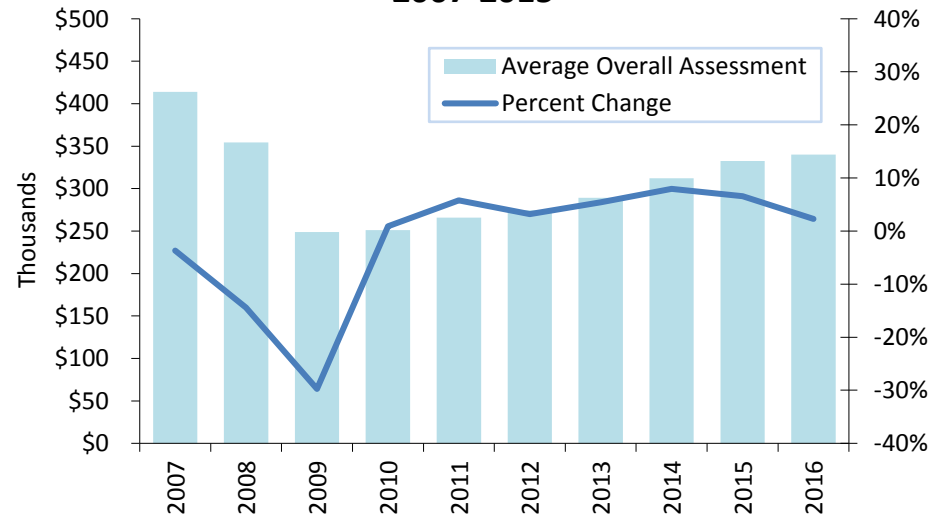
(2) Net Annual Deferral = Tax Reduction – Rollback Taxes.

**Table 6: Average Assessed Value History of Residential Property**

Tax Year	Single Family and Duplexes	Townhouses	Condominiums	All Residential	Percent Change	Total Number of Units*
2007	\$468,100	\$319,000	\$260,100	\$413,900	-3.68%	110,018
2008	\$402,100	\$270,900	\$232,800	\$354,300	-14.40%	112,887
2009	\$290,200	\$173,200	\$162,200	\$248,900	-29.75%	114,650
2010	\$295,500	\$172,200	\$152,600	\$251,200	0.92%	116,559
2011	\$310,700	\$189,000	\$157,100	\$265,800	5.81%	118,274
2012	\$320,400	\$195,900	\$160,400	\$274,300	3.20%	119,543
2013	\$335,300	\$212,000	\$170,100	\$289,100	5.40%	120,790
2014	\$359,900	\$234,200	\$186,600	\$312,100	7.96%	121,768
2015	\$381,600	\$252,700	\$205,800	\$332,600	6.57%	122,880
2016	\$389,900	\$260,500	\$211,600	\$340,200	2.29%	124,177

\* The units included in this table are all residential properties in the Single Family Detached, Duplex, Townhouse and Condominium categories. Houses on commercially zoned or agricultural parcels and houses that were partially complete as of January 1, 2016 are not included. Tax exempt properties and parcels owned by homeowner's associations are also not included. The difference between the unit counts in successive years does not always equal the number of new houses added since during reassessment some properties are reclassified to or from a non-residential type.

**Average Assessed Value—All Residential  
2007-2015**





**Table 7: Assessed Values and Estimated Market Values**

Tax Year	RESIDENTIAL			APARTMENTS			COMMERCIAL		
	Assessed Value	Ratio <sup>1</sup>	Estimated Market Value	Assessed Value	Ratio <sup>1</sup>	Estimated Market Value	Assessed Value	Ratio <sup>1</sup>	Estimated Market Value
2007	\$48,185,629,400	100.22%	\$48,079,647,334	\$1,759,042,900	99.98%	\$1,759,394,779	\$6,592,385,200	81.45%	\$8,093,781,707
2008	\$41,980,642,100	106.62%	\$39,373,219,230	\$1,904,867,400	106.13%	\$1,794,843,494	\$7,595,527,900	92.61%	\$8,201,628,226
2009	\$29,888,134,400	85.60%	\$34,917,009,484	\$1,801,531,600	85.63%	\$2,103,855,658	\$6,726,623,300	86.38%	\$7,787,246,238
2010	\$30,434,819,300	81.30%	\$37,433,226,024	\$1,451,943,800	83.44%	\$1,740,105,225	\$5,722,157,600	84.27%	\$6,790,266,524
2011	\$32,477,281,000	85.98%	\$37,774,683,761	\$1,642,124,600	61.96%	\$2,650,297,934	\$5,899,244,100	87.56%	\$6,737,373,344
2012	\$33,769,506,400	86.17%	\$39,188,341,112	\$1,911,766,400	85.85%	\$2,226,868,259	\$6,210,946,600	89.26%	\$6,958,264,172
2013	\$35,821,827,600	83.43%	\$42,934,803,774	\$2,185,291,000	63.47%	\$3,443,029,778	\$6,597,589,700	80.04%	\$8,242,865,692
2014	\$39,073,111,300	87.49%	\$44,661,157,414	\$2,525,672,100	89.76%	\$2,813,805,816	\$6,802,104,400	87.30%	\$7,791,643,070
2015	\$41,983,238,300	94.05%	\$44,638,645,009	\$2,856,818,800	94.19%	\$3,033,038,327	\$7,179,332,800	92.78%	\$7,738,017,676
2016	\$43,329,407,500	94.69%	\$45,757,770,184	\$3,028,195,700	84.19%	\$3,596,859,128	\$7,386,296,900	91.09%	\$8,108,790,098

(1) Ratios are from the Department of Taxation Sales Ratio Study. Since the ratios for the two most current years (2015 and 2016) are not available, estimates from the Real Estate Assessments Office are reported.

**Notes:**

- Assessed values include landbook values plus all supplements.
- Supplements for calendar year 2016 are estimated.
- All ratios were updated. Where no ratio is calculated because of insufficient sales, the County average is used.
- Table 7 continues on the following page.

**Table 7: Assessed Values and Estimated Market Values (cont.)**

Tax Year	LAND					PUBLIC SERVICE			TOTALS				
	Use Value Assessment <sup>2</sup>	Market Assessment	Ratio <sup>1</sup>	Estimated Use Value	Estimated Market Value	Public Service Equal	Ratio <sup>1</sup>	Estimated Market Value <sup>2</sup>	Total Use Value Assessment <sup>3</sup>	Total Market Assessment	Ratio <sup>1</sup>	Total Estimated Use Value	Total Estimated Market Value
2007	\$305,616,500	\$1,027,365,700	49.92%	\$612,212,540	\$2,058,024,239	\$1,448,737,400	99.98%	\$1,449,027,205	\$58,291,411,400	\$59,013,160,600	96.05%	\$59,994,063,565	\$61,439,875,264
2008	\$273,037,400	\$964,462,500	106.13%	\$257,266,937	\$908,755,771	\$1,471,669,100	106.13%	\$1,386,666,447	\$53,225,743,900	\$53,917,169,000	104.36%	\$51,013,624,334	\$51,665,113,168
2009	\$214,672,800	\$711,216,000	85.63%	\$250,698,120	\$830,568,726	\$1,360,943,400	85.63%	\$1,589,330,141	\$39,991,905,500	\$40,488,448,700	85.73%	\$46,648,139,641	\$47,228,010,247
2010	\$180,504,800	\$627,790,600	81.45%	\$221,614,242	\$770,768,079	\$1,466,645,300	81.45%	\$1,800,669,490	\$39,256,070,800	\$39,703,356,600	81.80%	\$47,985,881,506	\$48,535,035,343
2011	\$163,184,300	\$566,894,600	86.00%	\$189,749,186	\$659,179,767	\$1,472,610,300	86.00%	\$1,712,337,558	\$41,654,444,300	\$42,058,154,600	84.91%	\$49,064,441,783	\$49,533,872,364
2012	\$170,032,400	\$567,037,200	85.72%	\$198,357,909	\$661,499,300	\$1,521,976,500	85.72%	\$1,775,520,882	\$43,584,228,300	\$43,981,233,100	86.56%	\$50,347,352,335	\$50,810,493,725
2013	\$171,125,900	\$575,613,500	83.47%	\$205,014,856	\$689,605,247	\$1,501,931,000	83.47%	\$1,799,366,239	\$46,277,765,200	\$46,682,252,800	81.74%	\$56,625,080,339	\$57,109,670,731
2014	\$161,172,400	\$566,773,100	87.54%	\$184,112,863	\$647,444,711	\$1,531,396,600	87.54%	\$1,749,367,832	\$50,093,456,800	\$50,499,057,500	87.58%	\$57,200,086,994	\$57,663,418,842
2015	\$166,960,800	\$561,320,200	94.09%	\$177,447,975	\$596,577,957	\$1,678,329,800	94.09%	\$1,783,749,389	\$53,864,680,500	\$54,259,039,900	93.89%	\$57,370,898,376	\$57,790,028,358
2016	\$161,734,200	\$563,173,700	94.76%	\$170,677,712	\$594,315,851	\$1,695,113,100	94.76%	\$1,788,848,776	\$55,600,747,400	\$56,002,186,900	93.58%	\$59,422,945,898	\$59,846,584,036

(1) Ratios are from the Department of Taxation Sales Ratio Study. Since the ratios for the two most current years (2015 and 2016) are not available, estimates from the Real Estate Assessments Office are reported.

(2) Certain agricultural and forestal land is granted special use value assessment.

(3) Figures do not include rollbacks.

**Notes:**

- Table 7 continues from previous page.
- Assessed values include landbook values plus all supplements.
- Supplements for calendar year 2016 are estimated.
- All ratios were updated. Where no ratio is calculated because of insufficient sales, the overall County average is used.

**Table 8: History of the Real Estate Tax Base**

Tax Year	2007		2008		2009		2010		2011	
	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent
<b>Residential</b>	\$48,186	82.66	\$41,981	78.87	\$29,888	74.74	\$30,435	77.53	\$32,477	77.97
<b>Apartments</b>	\$1,759	3.02	\$1,905	3.58	\$1,802	4.50	\$1,452	3.70	\$1,642	3.94
<b>Commercial/Ind.</b>	\$6,592	11.31	\$7,596	14.27	\$6,727	16.82	\$5,722	14.58	\$5,899	14.16
<b>Agricultural</b>	\$306	0.52	\$273	0.51	\$215	0.54	\$181	0.46	\$163	0.39
<b>Total Local</b>	<b>\$56,843</b>	<b>97.51</b>	<b>\$51,754</b>	<b>97.24</b>	<b>\$38,631</b>	<b>96.60</b>	<b>\$37,789</b>	<b>96.26</b>	<b>\$40,182</b>	<b>96.46</b>
<b>Public Service</b>	\$1,449	2.49	\$1,472	2.76	\$1,361	3.40	\$1,467	3.74	\$1,473	3.54
<b>Total</b>	<b>\$58,291</b>	<b>100.00</b>	<b>\$53,226</b>	<b>100.00</b>	<b>\$39,992</b>	<b>100.00</b>	<b>\$39,256</b>	<b>100.00</b>	<b>\$41,654</b>	<b>100.00</b>

Tax Year	2012		2013		2014		2015		2016	
	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent
<b>Residential</b>	\$33,770	77.48	\$35,822	77.41	\$39,073	78.00	\$41,983	77.94	\$43,329	77.93
<b>Apartments</b>	\$1,912	4.39	\$2,185	4.72	\$2,526	5.04	\$2,857	5.30	\$3,028	5.45
<b>Commercial/Ind.</b>	\$6,211	14.25	\$6,598	14.26	\$6,802	13.58	\$7,179	13.33	\$7,386	13.28
<b>Agricultural</b>	\$170	0.39	\$171	0.37	\$161	0.32	\$167	0.31	\$162	0.29
<b>Total Local</b>	<b>\$42,062</b>	<b>96.51</b>	<b>\$44,776</b>	<b>96.75</b>	<b>\$48,562</b>	<b>96.94</b>	<b>\$52,186</b>	<b>96.88</b>	<b>\$53,906</b>	<b>96.95</b>
<b>Public Service</b>	\$1,522	3.49	\$1,502	3.25	\$1,531	3.06	\$1,678	3.12	\$1,695	3.05
<b>Total</b>	<b>\$43,584</b>	<b>100.00</b>	<b>\$46,278</b>	<b>100.00</b>	<b>\$50,093</b>	<b>100.00</b>	<b>\$53,865</b>	<b>100.00</b>	<b>\$55,601</b>	<b>100.00</b>

**Notes:**

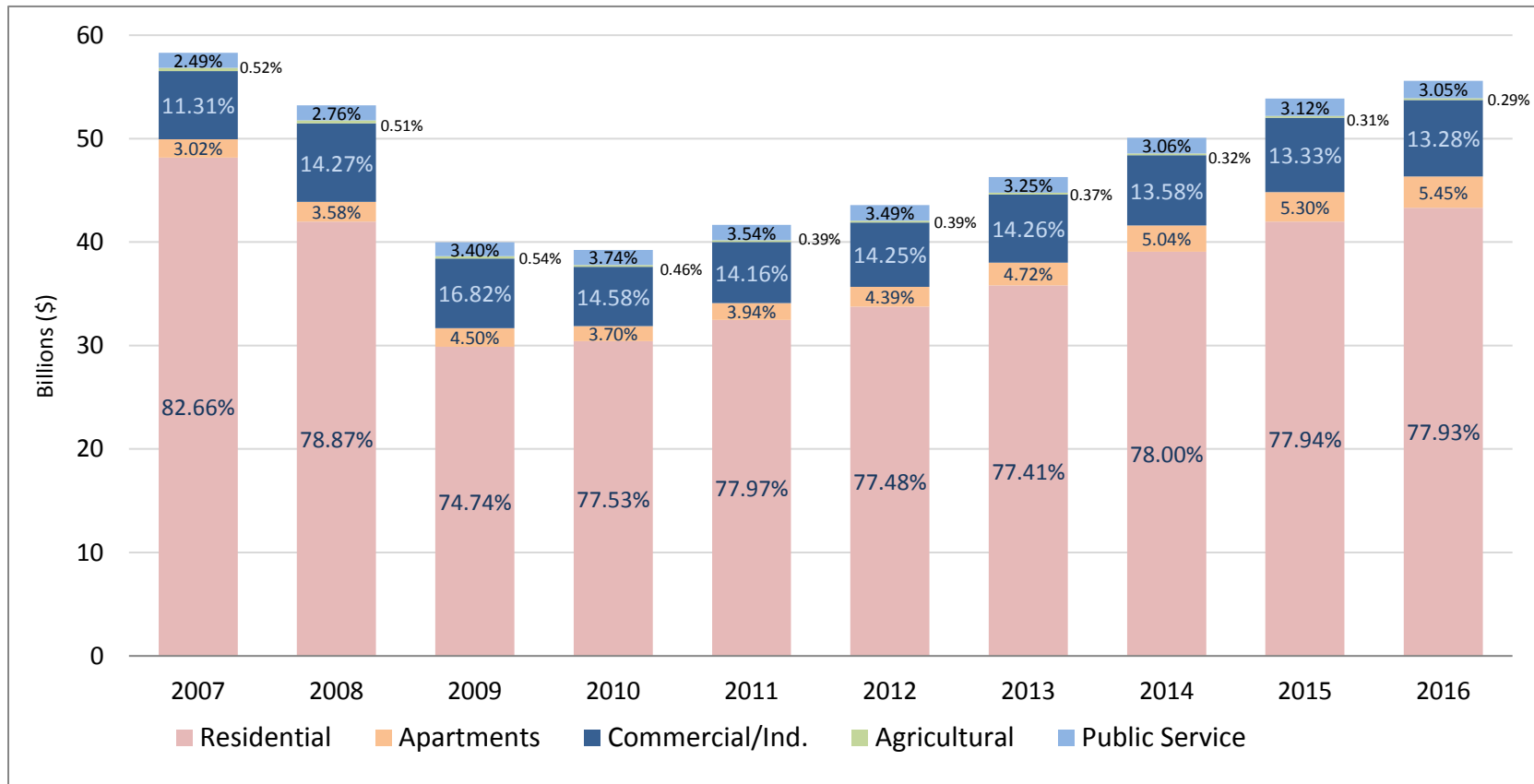
- All amounts are in millions.
- Supplements are estimated for 2016.
- 2016 Public Service assessments are estimated.
- Assessments include original landbook plus supplements.

**Table 9: Tax Base Composition as a Percentage of the Total Tax Base**

Tax Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
<b>Residential</b>	82.66%	78.87%	74.74%	77.53%	77.97%	77.48%	77.41%	78.00%	77.94%	77.93%
<b>Apartments</b>	3.02%	3.58%	4.50%	3.70%	3.94%	4.39%	4.72%	5.04%	5.30%	5.45%
<b>Commercial/Ind.</b>	11.31%	14.27%	16.82%	14.58%	14.16%	14.25%	14.26%	13.58%	13.33%	13.28%
<b>Agricultural</b>	0.52%	0.51%	0.54%	0.46%	0.39%	0.39%	0.37%	0.32%	0.31%	0.29%
<b>Public Service</b>	2.49%	2.76%	3.40%	3.74%	3.54%	3.49%	3.25%	3.06%	3.12%	3.05%
<b>Total</b>	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

**Notes:**

- Supplements are included.
- Supplements for 2016 are estimated.
- 2016 Public Service assessments are estimated.



**Table 10: Assessment Performance Statistics**

**Level of Assessments**

Tax Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Residential Urban	100.33%	107.18%	85.52%	80.69%	85.87%	85.67%	83.60%	87.75%	94.29%	94.89%
Residential Suburban	99.44%	103.65%	86.07%	84.53%	86.61%	99.04%	81.39%	85.52%	92.13%	93.20%
Weighted Average (Residential)	100.22%	106.62%	85.60%	81.30%	85.98%	86.17%	83.43%	87.49%	94.05%	94.69%
Apartment	99.98%	106.13%	85.63%	83.44%	61.96%	85.85%	63.47%	89.76%	94.19%	84.19%
Commercial/Industrial	81.45%	92.61%	86.38%	84.27%	87.56%	89.26%	80.04%	87.30%	92.78%	91.09%
Agricultural	49.92%	106.13%	85.63%	81.45%	86.00%	85.72%	83.47%	87.54%	94.09%	94.76%
Overall Median	99.98%	106.13%	85.63%	81.45%	86.00%	85.72%	83.47%	87.54%	94.09%	94.76%

**Equity of Assessments**

Tax Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Residential Urban	8.03%	12.73%	11.48%	12.57%	9.72%	8.60%	8.20%	6.62%	5.62%	5.35%
Residential Suburban	12.16%	12.43%	11.24%	11.40%	10.94%	9.35%	12.58%	9.94%	9.12%	8.18%
Weighted Average (Residential)	8.54%	12.68%	11.45%	12.38%	9.90%	8.63%	8.53%	7.01%	6.01%	5.68%
Apartment	**	**	**	26.09%	13.16%	4.69%	22.74%	8.63%	7.37%	4.31%
Commercial/Industrial	21.49%	14.13%	35.19%	32.34%	33.74%	21.56%	28.97%	14.26%	15.03%	17.78%
Agricultural	65.32%	**	**	**	**	**	**	**	**	**
Overall Equity	9.08%	13.02%	12.00%	12.75%	10.58%	9.27%	8.96%	7.14%	6.13%	5.81%

\*\* Equity of Assessments data are unavailable.

**Notes:**

- Where no ratio is calculated because of insufficient sales, the overall County average is used.
- "Level of Assessment" refers to the median ratio of assessment to selling price as reported by the Virginia Department of Taxation.
- "Equity of Assessments" is the average percentage sales deviation from the median ratio.
- 2015 and 2016 figures are estimates by the Real Estate Assessment Office.

**Table 11A: Growth and Appreciation**

**2014 to 2015**

	2014 Landbook Value	-----Appreciation-----		-----Growth-----		2015 Landbook Value	Total Change
		Amount	%	Amount	%		
Residential	\$38,949,187,200	\$2,406,101,300	6.18	\$508,845,400	1.31	\$41,864,133,900	7.48
Apartments	\$2,480,940,800	\$115,607,300	4.66	\$227,666,400	9.18	\$2,824,214,500	13.84
<b>Total Residential</b>	<b>\$41,430,128,000</b>	<b>\$2,521,708,600</b>	<b>6.09</b>	<b>\$736,511,800</b>	<b>1.78</b>	<b>\$44,688,348,400</b>	<b>7.86</b>
Commercial and Industrial	\$6,781,230,600	\$321,158,600	4.74	\$61,611,000	0.91	\$7,164,000,200	5.64
Public Service*	\$1,531,396,600	\$131,619,200	8.59	\$15,314,000	1.00	\$1,678,329,800	9.59
<b>Total Commercial and Industrial</b>	<b>\$8,312,627,200</b>	<b>\$452,777,800</b>	<b>5.45</b>	<b>\$76,925,000</b>	<b>0.93</b>	<b>\$8,842,330,000</b>	<b>6.37</b>
<b>Undeveloped Land</b>	<b>\$160,672,200</b>	<b>\$8,190,000</b>	<b>5.10</b>	<b>-\$2,166,400</b>	<b>-1.35</b>	<b>\$166,695,800</b>	<b>3.75</b>
<b>Total Assessed - Local</b>	<b>\$48,372,030,800</b>	<b>\$2,851,057,200</b>	<b>5.89</b>	<b>\$795,956,400</b>	<b>1.65</b>	<b>\$52,019,044,400</b>	<b>7.54</b>
<b>Total Assessed - Non-Local</b>	<b>\$1,531,396,600</b>	<b>\$131,619,200</b>	<b>8.59</b>	<b>\$15,314,000</b>	<b>1.00</b>	<b>\$1,678,329,800</b>	<b>9.59</b>
<b>Total Real Estate</b>	<b>\$49,903,427,400</b>	<b>\$2,982,676,400</b>	<b>5.98</b>	<b>\$811,270,400</b>	<b>1.63</b>	<b>\$53,697,374,200</b>	<b>7.60</b>
Total Supplements**	\$190,029,400					\$167,306,300	
Total Tax Base	\$50,093,456,800	\$2,982,676,400	5.95	\$811,270,400	1.62	\$53,864,680,500	7.53
Rollbacks**	\$34,512,195					\$79,982,175	
Tax Exempt	\$3,705,018,400					\$3,761,234,900	1.52
Deferred Use Value	\$405,600,700					\$394,359,400	-2.77
<b>Total Assessed Value</b>	<b>\$54,238,588,095</b>					<b>\$58,100,256,975</b>	<b>7.12</b>

**2015 to 2016**

	2015 Landbook Value	-----Appreciation-----		-----Growth-----		2016 Landbook Value	Total Change
		Amount	%	Amount	%		
Residential	\$41,864,133,900	\$750,710,700	1.79	\$618,282,200	1.48	\$43,233,126,800	3.27
Apartments	\$2,824,214,500	\$81,623,400	2.89	\$103,290,200	3.66	\$3,009,128,100	6.55
<b>Total Residential</b>	<b>\$44,688,348,400</b>	<b>\$832,334,100</b>	<b>1.86</b>	<b>\$721,572,400</b>	<b>1.61</b>	<b>\$46,242,254,900</b>	<b>3.48</b>
Commercial and Industrial	\$7,164,000,200	\$105,231,500	1.47	\$107,727,700	1.50	\$7,376,959,400	2.97
Public Service*	\$1,678,329,800	\$2	0.00	\$16,783,298	1.00	\$1,695,113,100	1.00
<b>Total Commercial and Industrial</b>	<b>\$8,842,330,000</b>	<b>\$105,231,502</b>	<b>1.19</b>	<b>\$124,510,998</b>	<b>1.41</b>	<b>\$9,072,072,500</b>	<b>2.60</b>
<b>Undeveloped Land</b>	<b>\$166,695,800</b>	<b>\$4,609,100</b>	<b>2.76</b>	<b>-\$9,835,700</b>	<b>-5.90</b>	<b>\$161,469,200</b>	<b>-3.14</b>
<b>Total Assessed - Local</b>	<b>\$52,019,044,400</b>	<b>\$942,174,700</b>	<b>1.81</b>	<b>\$819,464,400</b>	<b>1.58</b>	<b>\$53,780,683,500</b>	<b>3.39</b>
<b>Total Assessed - Non-Local</b>	<b>\$1,678,329,800</b>	<b>\$2</b>	<b>0.00</b>	<b>\$16,783,298</b>	<b>1.00</b>	<b>\$1,695,113,100</b>	<b>1.00</b>
<b>Total Real Estate</b>	<b>\$53,697,374,200</b>	<b>\$942,174,702</b>	<b>1.75</b>	<b>\$836,247,698</b>	<b>1.56</b>	<b>\$55,475,796,600</b>	<b>3.31</b>
Total Supplements**	\$167,306,300					\$124,950,800	
Total Tax Base	\$53,864,680,500	\$942,174,702	1.75	\$836,247,698	1.55	\$55,600,747,400	3.22
Rollbacks**	\$79,982,175					\$8,912,656	
Tax Exempt	\$3,761,234,900					\$3,901,930,100	3.74
Deferred Use Value	\$394,359,400					\$401,439,500	1.80
<b>Total Assessed Value</b>	<b>\$58,100,256,975</b>					<b>\$59,913,029,656</b>	<b>3.12</b>

\* All changes in Public Service are attributed to growth. 2016 Public Service assessed value is estimated.

\*\* Supplements and Rollbacks are estimated for 2016.

**Note:** Full decimal precision is not shown.

**Table 11B: History of Growth Rates**

Landbook	Residential	Apartments	Commercial	Public Service	Land	Overall
2007	3.57%	2.17%	5.30%	1.00%	-24.82%	1.43%
2008	2.00%	-0.27%	10.83%	1.00%	3.67%	2.92%
2009	0.51%	0.00%	3.95%	1.00%	0.75%	0.99%
2010	1.72%	1.03%	2.91%	1.00%	-16.46%	1.77%
2011	1.66%	3.99%	2.53%	1.00%	-8.41%	1.80%
2012	1.24%	1.37%	1.66%	1.00%	-0.59%	1.29%
2013	1.38%	2.38%	1.88%	1.00%	-1.51%	1.47%
2014	1.48%	8.00%	0.85%	1.00%	-6.56%	1.65%
2015	1.31%	9.18%	0.91%	1.00%	-1.35%	1.63%
2016	1.48%	3.66%	1.50%	1.00%	-5.90%	1.56%

**Table 11C: History of Appreciation Rates**

Landbook	Residential	Apartments	Commercial	Public Service	Land	Overall
2007	-3.83%	8.79%	10.93%	5.85%	-3.99%	-1.80%
2008	-14.65%	8.91%	4.26%	0.58%	-14.59%	-11.42%
2009	-29.35%	-5.46%	-15.21%	-8.52%	-21.74%	-25.86%
2010	0.00%	-20.91%	-17.45%	6.77%	-0.32%	-3.64%
2011	5.24%	9.61%	0.34%	-0.59%	-1.68%	4.43%
2012	2.76%	13.46%	3.76%	2.35%	0.90%	3.31%
2013	4.72%	12.65%	4.45%	-2.32%	7.78%	4.79%
2014	7.62%	6.60%	2.22%	0.96%	0.50%	6.56%
2015	6.18%	4.66%	4.74%	8.59%	5.10%	5.98%
2016	1.79%	2.89%	1.47%	0.00%	2.76%	1.75%

**Notes:**

- These tables include Public Service properties in addition to the landbook categories.
- Public service figure for previous year was updated. Public Service for 2016 is estimated.
- These tables do not include supplements.
- These rates represent the effects of growth and appreciation from the prior year on the landbook for the year shown.
- Full decimal precision is not shown.

**Table 12: Top Fifty Real Estate Taxpayers – FY 2016**

Rank	Owner Name	2015 Assessment	% of Tax Base	Rank	Owner Name	2015 Assessment	% of Tax Base
1	VA ELECTRIC & POWER COMPANY	\$767,489,000	1.429%	26	CL MISTY LLC	\$55,547,900	0.103%
2	MALL AT POTOMAC MILLS LLC	\$533,978,800	0.994%	27	AG TDG ROLLING BROOK PHASE 1 OWNER LLC	\$53,736,000	0.100%
3	NORTHERN VIRGINIA ELECTRIC CO-OP	\$276,855,800	0.516%	28	POWERLOFT @ INNOVATION I LLC	\$53,619,500	0.100%
4	VERIZON SOUTH INC.	\$154,433,500	0.288%	29	WESTMINSTER PRESBYTERIAN RETIREMEN	\$53,486,800	0.100%
5	DIAMOND POTOMAC TOWN CENTER LLC	\$117,666,400	0.219%	30	BULL RUN PLAZA LLC	\$52,399,500	0.098%
6	WASHINGTON GAS LIGHT COMPANY	\$102,796,400	0.191%	31	AG TDG ROLLING BROOK PHASE II OWNER LLC	\$50,833,200	0.095%
7	STELLAR CHATSWORTH LLC	\$102,737,400	0.191%	32	STONEWALL REGENCY LLC	\$50,422,800	0.094%
8	WOODBRIIDGE STATION APARTMENTS LLC	\$91,826,500	0.171%	33	DALE FOREST INVESTMENTS LLC	\$50,241,500	0.094%
9	HARBOR STATION COMMUNITIES LLC	\$91,825,100	0.171%	34	DOMINION COUNTRY CLUB LP	\$48,312,900	0.090%
10	PORPOISE VENTURES LLC	\$90,279,000	0.168%	35	UNIVERSITY VILLAGE LLC	\$47,495,600	0.088%
11	KIR SMOKETOWN STATION LP	\$87,826,200	0.164%	36	VAN METRE KENSINGTON PLACE LLC	\$47,066,500	0.088%
12	FAIRFIELD POTOMAC CLUB LLC	\$87,216,400	0.162%	37	CH REALTY VI-JLB MF WOODBRIDGE FREESTONE LLC	\$46,620,500	0.087%
13	WESTGATE APARTMENTS LMTD PTNSHP	\$81,298,500	0.151%	38	TPC UNIVERSITY LC	\$45,645,200	0.085%
14	UNITED DOMINION REALTY TRUST INC	\$68,944,900	0.128%	39	AOL INC	\$45,561,500	0.085%
15	WPPI WOODBRIDGE LLC	\$67,062,300	0.125%	40	BLJV LLC	\$43,657,200	0.081%
16	VILLAGE ON BULL RUN LLC	\$64,161,500	0.119%	41	HUNTGAIN MARQUE LLC	\$43,418,000	0.081%
17	MAGAZINE CARLYLE STATION LP	\$61,818,300	0.115%	42	NVR INC	\$43,048,600	0.080%
18	DCO CAROLINE DEVELOPMENT LLC	\$61,582,700	0.115%	43	WAL-MART REAL ESTATE BUSINESS TRUST	\$42,915,100	0.080%
19	BAYVUE APARTMENTS JOINT VENTURE	\$61,085,200	0.114%	44	CRP-GREP POTOMAC HEIGHTS LLC	\$41,154,700	0.077%
20	AERC RIVERSIDE STATION LLC	\$60,468,500	0.113%	45	JPMG MANASSAS MALL OWNER LLC	\$40,685,000	0.076%
21	LCOR RAVENS CREST LLC	\$60,082,600	0.112%	46	FAIRFIELD CATONS RIDGE LIMITED PARTNERSHIP	\$40,353,600	0.075%
22	FRG LIBRARY LLC & OAKS PLAZA LLC & FRG OAKS I LLC	\$57,445,500	0.107%	47	IBV-IMMOBILIENFONDS INT'L 2 USA LP	\$39,948,400	0.074%
23	ARCADIA RUN LLC	\$55,932,000	0.104%	48	TARGET CORPORATION	\$39,534,100	0.074%
24	TGM MANASSAS INC	\$55,805,600	0.104%	49	OLD BRIDGE RETAIL INVESTMENTS LLC	\$38,197,300	0.071%
25	WINDSOR POTOMAC VISTA LTD PTNSHP	\$55,681,000	0.104%	50	POTOMAC FESTIVAL LTD PTNSHP	\$38,140,000	0.071%

**Note:** Supplements and Rollbacks for 2015 are excluded.

**Top 50 as a % of Total Landbook: 8.32%**

**Total January 1, 2015, Landbook plus Public Service Assessments: \$53,697,374,200**



**Table 13: Tax Rates**

<b>Tax Year</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
<b>Base Tax Rate</b>	<b>0.7580</b>	<b>0.7870</b>	<b>0.9700</b>	<b>1.2120</b>	<b>1.2360</b>	<b>1.2040</b>	<b>1.2090</b>	<b>1.1810</b>	<b>1.1480</b>	<b>1.1220</b>	<b>1.1220</b>
<b>Fire &amp; Rescue</b>	0.0466	0.0484	0.0597	0.0746	0.0761	0.0741	0.0744	0.0727	0.0707	0.0691	0.0705
<b>Lake Jackson Service</b>	0.1100	0.1100	0.1230	0.1720	0.1750	0.1750	0.1750	0.1650	0.1650	0.1650	0.1650
<b>Bull Run Service</b>	0.1000	0.1200	0.1380	0.1990	0.2010	0.2010	0.2010	0.1830	0.1471	0.1377	0.1377
<b>Circuit Court Service</b>	0.1900	0.1900	0.1500	*	*	*	*	*	*	*	*
<b>Prince William Parkway</b>	0.2000	0.2000	0.2000	0.2000	0.2000	0.2000	0.2000	0.2000	0.2000	*	*
<b>234 Bypass District</b>	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200
<b>Gypsy Moth Control</b>	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025

\* Not levied in that year.

**Note:** Tax rates per \$100 assessed value.

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## **Addenda**

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## Addendum A: Sample Notice of Reassessment



### Prince William County

REAL ESTATE ASSESSMENTS OFFICE

4379 Ridgewood Center Drive, Suite 203 - Prince William, Virginia 22192-5308

Telephone: (703) 792-6780 - Fax: (703) 792-6775 - [www.pwccgov.org/realstate](http://www.pwccgov.org/realstate)

Hours: 8:00 a.m. to 5:00 p.m. Monday through Friday

Finance Department

### **THIS IS NOT A TAX BILL**

### Notice of Reassessment for Tax Year 2016

03/09/2016

RPC/Account		Address:
GPIN		Acres:
Legal Description		

Assessment History	January 1, 2016	January 1, 2015	January 1, 2014
Market Value Assessment	Land:		
	Building:		
	Total:		
Use Value Assessment	Land:		
	Building:		
	Total:		

Tax History	Estimate Only Tax Year 2016 (Fiscal 2017)	Tax Year 2015 (Fiscal 2016)	Tax Year 2014 (Fiscal 2015)
Tax Rate	\$1.1936	\$1.1936	\$1.2212
Annual Tax			

Estimated Percent Change of Tax Bill Using the 2015 Tax Rate of \$1.1936	Percent Increase/Decrease
Compared to Tax Year 2015 Tax Bill	%
Compared to Tax Year 2014 Tax Bill	%

Please note the above stated Tax History for Tax Year 2016 (Fiscal 2017) and Estimated Percent Change of Tax Bill is required by law to be calculated based on the current tax rate at the time notices are prepared (i.e. the 2015 tax rate), but does not represent your actual tax bill for Tax Year 2016. This amount cannot be determined until the Prince William Board of County Supervisors (BOCS) adopts a tax rate for Tax Year 2016 (Fiscal 2017).

In addition to the real estate tax, your bill may also include a solid waste fee (call 703-792-6001 for details) and/or a storm water management fee (call 703-792-7070 for details).

#### Public Hearing

A public hearing to accept public comments on the proposed Fiscal Plan for Fiscal 2017 (which includes the Tax Year 2016 tax rate, Fiscal 2017-2022 Capital Improvement Program, and Five Year Plan) will be held by the BOCS on April 12, 2016, at 7:30 p.m. in the Board Chamber at the McCoart Building located at 1 County Complex Court, Prince William, VA 22192. Pre-registration to speak at the public hearing starts at 6:30 p.m. Additional information regarding the public hearing is available from the Clerk to the BOCS at 703-792-6600 and online at [www.pwccgov.org](http://www.pwccgov.org).

## Addendum A: Sample Notice of Reassessment (cont.)

### General Information

Real estate assessments are made in compliance with accepted methods, techniques, and standards of the real estate assessment profession. For most residential properties, fair market value is best determined using comparable sales data. Properties that have recently sold are analyzed and adjustments are made for differences such as size, condition, age, location, and interior/exterior amenities. For most commercial and industrial properties, fair market value is best determined using the sales comparison or the income approach whereby the property's income stream is capitalized into an estimate of value. Replacement cost less depreciation is also used in assessing residential, commercial, and industrial properties.

### Tax Calculation

The tax rate is applied to each \$100 of assessed value. To determine the tax bill, divide the assessed value by \$100 and multiply by the rate. For example, the real estate taxes on a property assessed at \$300,000, at the current rate of \$1.1936 would be \$3,580.80 ( $\$300,000/\$100 \times \$1.1936$ ).

### Assessment Information

Every property owner has the right to view and make copies of records maintained by the Real Estate Assessments Office. The records that are available and the process for accessing them are described in Sections 58.1-3331 and 58.1-3332, VA Code Ann.

Section 58.1-3280, VA Code Ann., authorizes appraisers to physically examine real property in all cases where they deem it advisable. To ensure property descriptions are accurate, the County's assessors periodically inspect properties and verify existing data.

### Assessment Appeals

If you are concerned about your Tax Year 2016 assessment, please contact the Real Estate Assessments Office at 703-792-6780 between 9:00 a.m. and 4:00 p.m., Monday through Friday, to speak to an appraiser. If the appraiser is not able to satisfy your concerns, you may request a Real Estate Assessments departmental appeal of your assessment. The deadline for filing a departmental appeal is June 1, 2016.

You may also appeal the assessment to the Board of Equalization (BOE), an eight-member citizen group appointed by the BOCS. The deadline for filing an appeal to the BOE is July 1, 2016. Please call 703-792-6777 for a BOE application. You may also appeal to the Circuit court within three years of the assessment. For more information contact the Clerk of Circuit Court at 703-792-6029.

### Tax Relief Program for Elderly and Disabled

If you are 65 years of age or older by December 31, 2016, or totally and permanently disabled, and meet certain criteria, you may be eligible for relief from all or part of your 2016 real estate taxes on your home, up to one acre of land it occupies, the solid waste fee, and the personal property tax and vehicle license fee on one vehicle.

### Tax Relief Program for Disabled Veterans

If you are a disabled veteran and meet certain criteria, you may be eligible for relief from your 2016 real estate taxes on your home, up to one acre of land it occupies, and the solid waste fee.

### Tax Relief Program for Surviving Spouses

If you are the surviving spouse of a member of the armed forces of the United States who was killed in action as determined by the United States Department of Defense, and meet certain criteria, you may be eligible for relief from your 2016 real estate taxes on your home, up to one acre of land it occupies, and the solid waste fee.

### Tax Savings for Rehabilitating Your Home or Business

To encourage renovation and revitalization of aging structures, the County has enacted a tax exemption program that provides a reduction of the tax due on real estate that is substantially repaired, rehabilitated or replaced. To participate, you must apply for the exemption BEFORE you begin construction.

For more information or to request an application for any of the above programs, please contact the Real Estate Assessments Office at 703-792-6780.

## Addendum B: Tax Savings for Rehabilitated Properties

### Incentive to Rehabilitate

#### 5 Steps to Exemption



- 1. Building Permits** Apply for the necessary building permits at the same time you submit your application for tax exemption. Contact the Building Development Division at (703) 792-6930 for more information. The Building Development office is located in the Development Services Building at 5 County Complex Court, Prince William, VA 22192.
- 2. Complete Application** Complete an application form for the Tax Exemption for Rehabilitated Real Estate Program. Include with the application copies of all necessary building permits and a \$50 non-refundable application fee. Submit the application to the Real Estate Assessments Office **before any work is started.**
- 3. Determine Base Value** Upon application approval, the Real Estate Assessments Office will inspect the property to determine the base value. The base value will be the assessed value before the commencement of any work.
- 4. Request Final Inspection** When rehabilitation is complete, submit a written request for inspection to the Real Estate Assessments Office. Include a copy of the certificate of occupancy with the inspection request. Requests should be received prior to November 1 of the year in which the rehabilitation is complete.
- 5. Begin Exemption** If the property qualifies for the tax exemption program, exemption will begin on January 1 of the next calendar year.

**Applications must be submitted before rehabilitation work begins.**

Prince William County, Virginia



Finance Department  
Real Estate Assessments Office  
4379 Ridgewood Center Dr., Suite 203  
Prince William, Virginia 22192  
(703) 792-6780  
Fax (703) 792-6775

Are you making improvements to your home?

**Save**

on your Real Estate Taxes



Prince William County, Virginia  
Finance Department  
Real Estate Assessments Office

Rev: 08-29-11

# Tax Exemption for Rehabilitated Real Estate Program

## What is the program?

Prince William County's Board of County Supervisors has approved an ordinance enacting a tax exemption for real estate that is substantially repaired, rehabilitated, or replaced. The tax exemption program encourages renovation and revitalization of aging structures located in the County. By improving the condition and appearance of existing properties, Prince William County will become a more appealing place for homeowners and businesses to invest. The amount of exemption is based on the increase in building value caused by rehabilitation. The minimum increase in the value of the building is 25%. Exemptions are allowed for all property types: residential, commercial or industrial, and hotel or motel. Minimum age and size increase requirements apply.

The tax exemption is applied over a 15 year period and is transferable to a new property owner. The total tax savings is equal to 100% of the exemption each year for the first 10 years. Over the next 5 years the tax savings is reduced and the exemption is phased out as follows:

Year	Exemption
11	80%
12	60%
13	40%
14	20%
15	0%

The total exemption is limited to \$750,000 during the program period. There shall only be one application approved for any single property at any one time.

## What are the requirements?

Participation in the program is subject to the following requirements.

- ♦ The increase in building value due to rehabilitation, renovation, or replacement must be 25% or more of the building value before any work is done.
- ♦ Residential structures must be at least 15 years old and increase in size no more than 30%.
- ♦ Commercial or industrial structures must be at least 20 years old and increase in size no more than 100%.
- ♦ Hotel or motel structures must be at least 35 years old and increase in size no more than 100%.
- ♦ You must complete the rehabilitation by December 31 of the third calendar year after your application was submitted.
- ♦ You must submit the application and a \$50 non-refundable application fee at the same time you apply for the necessary building permits and **before any work is started.**
- ♦ Taxes must be kept current to qualify and remain in the program.
- ♦ All work must conform to existing building and zoning regulations.
- ♦ Applications must be filed before December 31, 2012.
- ♦ The maximum length of time for tax exemption is 15 years.



## Other Information

The base value of the structure will be the assessed value before commencement of any work. The Real Estate Assessments Office will make a final appraisal of the structure after work is complete, or after three years, to determine the increase in value due to rehabilitation. All work must conform to building and zoning regulations. Increase in assessed value due to rehabilitation is not equal to rehabilitation costs.

Tax exemption is for the base real estate tax rate only and does not apply to fire and rescue levy, gypsy moth levy, stormwater management fee, or any other special taxing districts. The tax exemption does not apply to land value.

## How do I learn more?

For more information, or to make an appointment to discuss the program, or to receive a program application, contact the Real Estate Assessments Office at (703) 792-6780. Offices are located at 4379 Ridgewood Center Drive, Suite 203, Prince William, VA 22192.

Applications are available via fax at (703) 792-4636, message number 359, or via the Internet at <http://www.pwcgov.org/finance/pdf/taxmpt.pdf>.





## Addendum C: Tax Relief Programs for Elderly and Disabled Persons

# TAX RELIEF PROGRAM FOR TAX YEAR 2016

Senior Citizens and disabled persons who meet certain criteria may be granted relief from all or part of real estate taxes, the solid waste fee, annual license fee and personal property tax. Qualifying limits may change from year to year. This brochure is current for the tax year beginning January 1, 2016 only.

**Tax Relief is granted on an annual basis and a renewal application must be filed each year.** Applications should be filed by April 15, 2016.



### Application

Application forms for these programs are available beginning January 2nd at the Prince William County website or at the Real Estate

Assessments Office. You may also request an application form by calling 703-792-6780 during regular business hours. Current tax relief recipients will receive a renewal application form in the mail.

NOTE: All information pertaining to total income and net worth is confidential and not open for public inspection. The initial application form must be signed in the presence of a notary. This service is available free of charge to applicants at the Real Estate Assessments Office.



### Eligibility Criteria, Senior Citizens

To qualify, an applicant must:

- be 65 years of age or older as of **December 31, 2016**. Relief will be prorated for those applicants that turn 65 during calendar year 2016.
- have a total income from all sources of not more than **\$81,490**. In determining income, the first **\$10,000** of income earned by any relative living in the household other than the owner(s) or spouse is excluded.
- have a combined financial net worth for the applicant and spouse of not more than **\$340,000**, excluding the residence for which the exemption is sought and up to twenty-five acres of land which it occupies.
- own and occupy the home as his/her sole dwelling.

Note: In calculating net worth, mortgages or home equity loans on the house currently occupied by the applicant will not be used.



### Additional Eligibility Criteria

For additional eligibility criteria please contact the Real Estate Assessments office at 703-792-6780.



### Eligibility Criteria, Disabled Persons

To qualify, an applicant needs:

- certification from the Social Security Administration, Department of Veterans Affairs or Railroad Retirement Board stating that the applicant is permanently and totally disabled.  
**If one of the certifications above is not available, the applicant will be asked to sign a medical release form, authorizing the Real Estate Assessments Office to contact two physicians to confirm the applicant's disability is total and permanent.**
- to meet the same total income and net worth qualifications as those for senior citizens, except the first **\$7,500** of any income received by the applicant as permanent disability compensation will be excluded from the calculation of total income.

**Permanently and totally disabled** means unable to engage in any substantial gainful activity, by reason of any medically determinable physical or mental impairment or deformity, which can be expected to result in death or can be expected to last for the duration of the person's life.



### Additional Eligibility Criteria

For additional eligibility criteria please contact the Real Estate Assessments office at 703-792-6780.

## Addendum C: Tax Relief Programs for Elderly and Disabled Persons (cont.)

### Real Estate Tax



Total exemption of the tax on a home and up to one acre of land it occupies may be granted to applicants

whose total income does not exceed \$56,200 annually. **All of the real estate taxes on the home and up to one acre of land it occupies are forgiven.**

Partial exemption of the tax and up to one acre of land it occupies may be granted to applicants whose total income is greater than \$56,200, but does not exceed \$81,490. A portion of the real estate taxes are forgiven. The amount exempted is as follows:

Total Income	Percent of Tax Exempted	Percent You Pay
\$0 to \$56,200	100%	0%
\$56,201 to \$64,630	75%	25%
\$64,631 to \$73,060	50%	50%
\$73,061 to \$81,490	25%	75%

Those applicants who meet the net worth criteria and whose total income does not exceed \$81,490, may qualify for exemption of the solid waste fee.



### Mobile Homes

For the purposes of this program, mobile homes are eligible for tax relief as real estate, and the same qualifications apply.



### Personal Property Tax and Annual License Fee

Those applicants who meet the net worth criteria and whose total income does not exceed \$81,490, may qualify for relief on their personal property tax and annual license fee on one auto per qualifying applicant. Applicants need not own real estate to be eligible.

Residents of towns must apply to the town government for relief from the vehicle annual license fee.

#### Tax Relief First Time Applicants

If you have not previously qualified for the Program, the following documentation must be brought **IN PERSON**, by you, to the Real Estate Assessments Office, Monday through Friday between 9 am and 4 pm (the documents **will** be returned to you):

**Government-issued identification** that includes your photograph and address (driver's license qualifies.)

AND

One of the following **documents that establish legal presence**: Original or certified copy of your birth certificate issued by a U.S. state, jurisdiction or territory (photocopies are not acceptable), U.S. Passport, Certificate of Citizenship or Naturalization, original Certificate of Birth Abroad (FS-545), Permanent Resident Card (I-551), or an unexpired foreign passport with a visa and a valid I-94.

*If you do not have any of the above documents, please contact our office so we may advise you of other acceptable documents to establish proof of legal presence.*

## 2016 Guide to Tax Relief Programs for Elderly and Disabled Persons



Prince William County, Virginia  
Real Estate Assessments Office  
4379 Ridgewood Center Drive, #203  
Prince William, Virginia 22192-5308

Telephone: 703-792-6780  
9:00 a.m. to 4:00 p.m.  
Text Telephone (TTY) 792-6293

<http://www.pwcgov.org/finance>

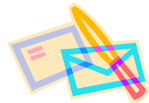
Rev: 20151208

## Addendum D: Tax Relief Programs for Disabled Veterans

### Tax Relief Program for **Tax Year 2016** **Disabled Veterans**

Disabled veterans who meet certain criteria may be granted relief from real estate taxes on a home and up to one acre of land it occupies and the solid waste fee. Relief will be prorated for those applicants who's effective VA disability date occurs after January 1st, 2016.

Disabled veterans who meet certain income and asset requirements may be granted relief from personal property taxes and the vehicle license fee.



#### Application

Application forms for this program are available at the Prince William County website or at the Real Estate Assessments Office.

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Real Estate Assessments Office  
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Prince William, Virginia 22192-5308**

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### Real Estate Tax



**THERE IS NO INCOME OR  
NET WORTH CRITERIA  
FOR DISABLED  
VETERANS REAL  
ESTATE TAX RELIEF**

**to qualify, an applicant must:**

- Provide one document from the U.S. Department of Veterans Affairs indicating that the veteran was determined to be 100%, service-connected, permanently and totally disabled. Veterans who are less than 100% disabled, but are compensated at the 100% rate may also qualify.
- Own and occupy the home as his/her principal place of residence.

The surviving spouse of a qualifying veteran may qualify for the real estate exemption if:

- The death of the veteran occurred on or after January 1, 2011.
- The surviving spouse does not remarry.
- The surviving spouse continues to occupy the real property as his/her principal place of residence.



#### Mobile Homes

Mobile homes are eligible for tax relief as real estate, and the same criteria apply.



### Personal Property Tax

**Income and Net Worth Criteria for  
Personal Property Tax Relief under the  
Tax Relief for the Elderly and Disabled  
Program:**

**to qualify, an applicant must:**

- be considered totally & permanently disabled
- have a total household income from all sources of not more than **\$81,490**. In determining income, the first **\$10,000** of income earned by any relative living in the household other than the owner(s) or spouse is excluded.
- have a combined financial net worth for the applicant and spouse of not more than **\$340,000**, excluding their principal place of residence and up to twenty-five acres of land which it occupies.

**Personal Property Tax Relief is granted on an annual basis and a renewal application must be filed each year.** Current personal property tax relief recipients will receive a renewal application form in the mail. Applications should be filed by April 15, 2016.

#### Notes:

- In calculating net worth, mortgages or home equity loans on the house currently occupied by the applicant will not be used.
- All information pertaining to total income and net worth is confidential and not open for public inspection.

## 2016 Citizen's Guide to the Tax Relief Program for Disabled Veterans



Prince William County, Virginia  
Real Estate Assessments Office  
4379 Ridgewood Center Drive, #203  
Prince William, Virginia 22192-5308

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