

Oral Report
by CMG

City of Alexandria, Virginia

MEMORANDUM

DATE: FEBRUARY 10, 2004

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

THROUGH: PHILIP SUNDERLAND, CITY MANAGER *PS*

FROM: CINDY SMITH-PAGE, DIRECTOR
DEPARTMENT OF REAL ESTATE ASSESSMENTS *CSP*

SUBJECT: CY 2004 REAL PROPERTY ASSESSMENT INFORMATION

The Department of Real Estate Assessments has completed the annual assessment of all real property for tax year 2004. The following information is presented as an overview of real property assessment changes. Calendar Year (CY) 2004 Notices of Assessment (Attachment 1) will be mailed this Thursday, February 12.

Overall Changes in Real Property Tax Base

For CY 2004, the overall assessed value of real property, including both locally assessed real property and state assessed public service corporation properties increased 18.4%, or \$3.53 billion, from \$19.23 billion in 2003 to \$22.76 billion (Attachment 2). Approximately 16.4% of this \$3.53 billion increase, or \$580.6 million, is the result of new construction (including \$311 million related to the construction of the U.S. Patent and Trademark Office (PTO)); the remaining 83.6%, or \$2.9 billion, is the result of appreciation. The overall increase continues to reflect the strength and health of the local economy, as well as the demand for housing coupled with continued low (but increasing) mortgage interest rates.

For CY 2004 residential real property represents 58.1% of the total real property tax base, while commercial property represents 38.5 % and the State Corporation Commission Properties represent the remaining 3.4%. The residential base as it relates to the total tax base is up slightly from last year when residential property represented 57.7% of the 2003 tax base.

Changes in the Residential Real Property Tax Base

The overall value of the City's residential real property tax base increased in 2004 by 18.2%, or \$2.03 billion, from \$11.19 billion in 2003 to \$13.22 billion in 2004. New residential construction

accounted for 7.1%, or \$144.6 million, of this \$2.03 billion increase; appreciation accounted for 92.9%, or \$1.89 billion, of the increase.

The average assessed value of a residential home (single family and condominium) increased 16.9% from \$308,876 in 2003 to \$361,040 in 2004.

- The average assessed value for a single family home as of January 1, 2004, is \$474,681, increasing 16.4% over last years assessed value.
- The average assessed value for a residential condominium as of January 1, 2004, is \$216,571, increasing 23.4% from last year. If new condominiums are excluded, the average existing condominium increased 20.2%

A historical chart (Attachment 2) reflecting an 18 year history of the average assessed values for single family homes and residential condominiums in the City shows a continuing rise in the residential market, while reflecting that markets will generally flatten for a period of time as well. Attachment 3 is a map of the City which shows the appreciation percentages, from 2003 to 2004, in single family homes and residential condominiums in the 14 Small Area Plan areas set out in the City's Master Plan. These percentage increases reflect the individual neighborhoods within each such small area plan.

Changes in the Commercial Real Property Tax Base

The overall value of the city's commercial real property tax base increased in 2004 by 19.2%, or \$1.41 billion, from \$7.35 billion in 2003 to \$8.76 billion in 2004. New construction accounted for 30.9%, or \$435.9 million, of this increase; appreciation accounted for 69.1%, or \$975.8 million, of the increase.

Additional Information

We will have more detailed information regarding the performance of the real estate market in the City during the past year as part of the first packet of FY 2005 budget materials (i.e., Budget Memorandum #1). In the meantime, if you have any questions regarding the assessments, please give me a call. Attachment 5 is an insert to the Assessment Notice containing general information about the assessment changes, as well as important web site links for real estate data, review and appeal information, the City Manager's Proposed budget (available after 3/10/04) and the City Council budget schedule.

Attachments:

Attachment 1 - Sample 2004 Notice of Assessment

Attachment 2 - CY 2004 Real Property Assessment Summary Including Appreciation and Growth

Attachment 3 - Average Single Family and Residential Condominium Assessments 1987 to Present

Attachment 4 - Map of Residential Single Family & Residential Condominium CY 2004 Appreciation

Attachment 5 - Insert of General Information sent with the 2004 Notices of Assessment



CITY OF ALEXANDRIA

DEPARTMENT OF REAL ESTATE ASSESSMENTS
301 KING STREET, CITY HALL, ROOM 2600
ALEXANDRIA, VIRGINIA 22314

NOTICE OF 2004 REAL ESTATE ASSESSMENT THIS IS NOT YOUR TAX BILL

NAME OF
OWNER
GUARDIAN
OR
TRUSTEE

WEBSITE:

alexandriava.gov/realestate

GENERAL INFORMATION:

703.838.4646

REVIEW AND APPEAL FORM REQUEST:

703.838.4576

MAP NO.	BLOCK	LOT	STUDY GROUP	LAND AREA	ASSESSED RATIO	DATE
					100%	
PROPERTY ADDRESS					DATABANK	CLASS CODE

DESCRIPTION

2003 ASSESSED VALUE		
LAND	BUILDING	TOTAL
2004 ASSESSED VALUE		
LAND	BUILDING	TOTAL

Dear Property Owner:

Your real property assessment has been revised to the figures indicated for the current year. By law, the assessed value is required to be 100% of the estimated fair market value as of January 1 of the tax year. To ensure the accuracy and equity of assessments, property records have been updated to reflect any new buildings, additions, remodeling, land divisions, etc. If you no longer own the subject property, Section 58.1-3330 of the Code of Virginia requires that you forward this notice to the owner immediately. If it would be more convenient, you may return the notice to the Department of Real Estate Assessments.

You may visit the Department of Real Estate Assessments by stopping at the service counter at 301 King Street, Room 2600, Alexandria, Virginia, between 8:00 A.M. and 5:00 P.M., Monday through Friday, when City Hall is open for normal business activities. Appraisers will be available to discuss the assessed value of your property, describe the assessment process or explain the review and appeal process. Alternatively, you may send correspondence to the Department of Real Estate Assessments, 301 King Street, Room 2600, Alexandria, Virginia 22314; telephone the department at 703.838.4646; fax the department at 703.706.3979; or e-mail us at realestate@alexandriava.gov. For your convenience, real estate assessments, property information, and sales information are available on our website at alexandriava.gov/realestate.

Sincerely,

Cynthia A. Smith-Page, ASA Director
Department of Real Estate Assessments

It is Important that You Review Your Assessment Immediately

If you feel your property is assessed above market value as of January 1, 2004, or that your assessment is not equitable with surrounding properties, or is otherwise erroneous, you may wish to have the Department of Real Estate Assessments review the assessment or file an appeal with the Alexandria Board of Equalization.

Requests for Departmental Review Must be Filed by April 1

To have the Department of Real Estate Assessments review the assessment, please file a *Request for Review of Real Estate Assessment* form no later than April 1. It is not a requirement that you first request a review of your assessment before you file an appeal with the Board of Equalization. However, the Board prefers that property owners first try to resolve differences with the Department before filing an appeal. Forms can also be printed from the City's web site at alexandriava.gov/realestate by clicking on Real Estate Assessment Review and Appeal.

Appeals to the Board of Equalization Must be Filed by July 1

To file an appeal with the Board of Equalization you need to submit an *Appeal of Real Estate Assessment* form. Only those forms postmarked by the United States Postal Service on or before **July 1** will be accepted. The five member Board of Equalization is appointed by the Alexandria Circuit Court (three members) and City Council (two members). The City Council does not hear appeals of real estate assessments.

Please call 703.838.4646 for general information related to the review and appeal process, or 703.838.4576 to have forms sent to you. Forms can also be printed from the City's web site at alexandriava.gov/realestate by clicking on Real Estate Assessment Review and Appeal. **Please be advised that all data that supports a request for review or appeal must be submitted when the form is filed.**

Real Estate Taxes

The Alexandria City Council will set the real estate tax rate on May 3, 2004. Until City Council sets the real estate tax rate for 2004, the amount of taxes to be levied for the year cannot be determined. Real Estate taxes are billed by the City's Department of Finance in two installments due June 15 and November 15. **A pending review by the Department or appeal to the Board of Equalization does not change the due date for real estate taxes.**

Real Estate Tax Relief Program

The City of Alexandria has a Real Estate Tax Relief Program for senior citizens who are at least 65 years of age or are permanently and totally disabled. In order to qualify, total household income may not exceed \$40,000 for full exemption, \$62,000 for partial exemption, and \$62,000 for deferral of taxes. Net combined financial worth (excluding the dwelling unit in question and up to one acre of land upon which it is situated) may not exceed \$240,000. If you are interested in applying for this program, please contact the Tax Services and Enforcement Branch, Department of Finance, City Hall, 301 King Street, Room 1700, Alexandria, Virginia 22314, telephone number is 703.838.4570. Deadline for filing is **April 10, 2004**. General information about the program is available on our web site at alexandriava.gov/realestate by clicking on Real Estate Tax Relief for the Elderly and Handicapped.

Una traducción de este documento está disponible en nuestro sitio de la red: alexandriava.gov/realestate.
También hay copias disponibles en nuestra oficina, 301 King Street, City Hall, oficina 2600.

City of Alexandria, Virginia
CY 2004 REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH
 Comparison of 2003 Equalized Assessments (December 31, 2003) to January 1, 2004

Real Property Classification & (Parcel Count)	2003 Equalized Assessments	2004 Assessments	(\$ Amount of Change	% Change	New Growth (\$)	% New Growth	(\$ Amount of Appreciation	% Appreciation
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Locally Assessed Taxable Real Property								
Residential Real Property								
1 Residential Single Family								
2 Detached (9,135)	\$4,332,949,600	\$5,035,314,900	\$702,365,300	16.21%	\$29,276,600	0.68%	\$673,088,700	15.53%
3 Semi-Detached (5,292)	1,860,517,600	2,185,514,700	324,997,100	17.47%	14,233,100	0.77%	310,764,000	16.70%
4 Row House (6,075)	2,168,163,300	2,511,077,700	342,914,400	15.82%	10,132,900	0.47%	332,781,500	15.35%
5								
6 Total Single Family (20,502)	\$8,361,630,500	\$9,731,907,300	\$1,370,276,800	16.39%	\$53,642,600	0.64%	\$1,316,634,200	15.75%
7								
8 Residential Condominium								
9 Garden (8,021)	\$1,365,663,100	\$1,749,392,300	\$383,729,200	28.10%	\$91,001,400	6.66%	\$292,727,800	21.43%
10 High-rise (7,171)	1,172,520,500	1,403,170,200	230,649,700	19.67%	0	0.00%	230,649,700	19.67%
11 Residential Cooperative (18)	10,994,600	12,863,700	1,869,100	17.00%	0	0.00%	1,869,100	17.00%
12 Townhouse (917)	281,041,000	327,209,300	46,168,300	16.43%	0	0.00%	46,168,300	16.43%
13								
14 Total Residential Condominium (16,127)	\$2,830,219,200	\$3,492,635,500	\$662,416,300	23.41%	\$91,001,400	3.22%	\$571,414,900	20.19%
15								
16 Total Residential Real Property (36,629)	\$11,191,849,700	\$13,224,542,800	\$2,032,693,100	18.16%	\$144,644,000	1.29%	\$1,888,049,100	16.87%

City of Alexandria, Virginia

CY 2004 REAL PROPERTY ASSESSMENT SUMMARY INCLUDING APPRECIATION AND GROWTH

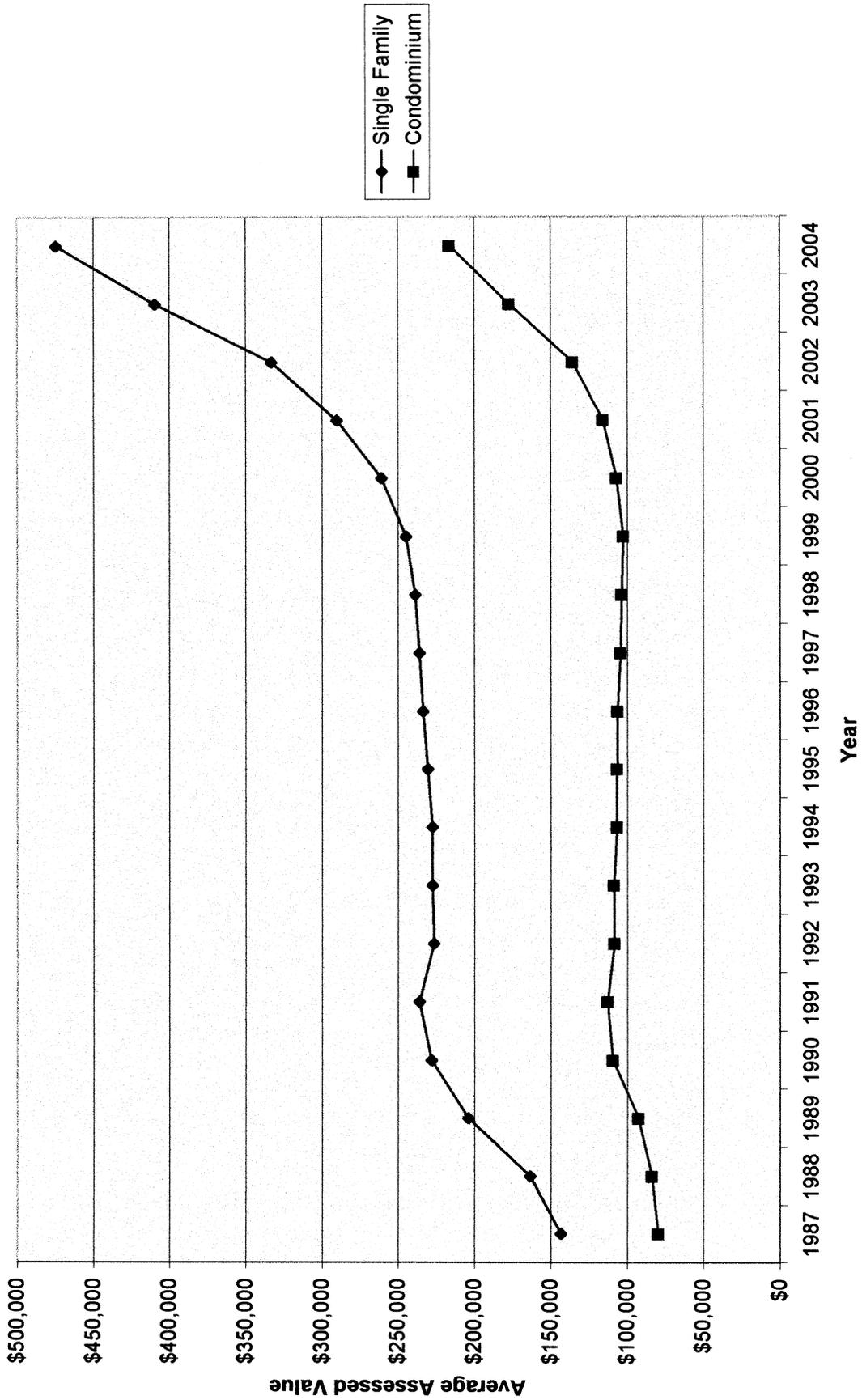
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(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Locally Assessed Taxable Real Property								
Commercial Real Property								
Commercial Multi-Family Rental								
Garden (219)	\$1,062,129,800	\$1,241,319,600	\$179,189,800	16.87%	\$0	0.00%	\$179,189,800	16.87%
Mid-rise (18)	450,015,700	543,185,200	93,169,500	20.70%	13,656,000	3.03%	79,513,500	17.67%
High-rise (28)	752,775,400	849,159,600	96,384,200	12.80%	6,718,900	0.89%	89,665,300	11.91%
Total Multi-Family Rental (265)	\$2,264,920,900	\$2,633,664,400	\$368,743,500	16.28%	\$20,374,900	0.90%	\$348,368,600	15.38%
Commercial Office, Retail, and Service								
General Commercial (704)	\$751,466,800	\$895,820,500	\$144,353,700	19.21%	\$4,910,700	0.65%	\$139,443,000	18.56%
Office (564)	2,490,850,000	3,088,052,700	597,202,700	23.98%	386,212,400	15.51%	210,990,300	8.47%
Office or Retail Condominium (454)	168,042,200	192,709,600	24,667,400	14.68%	0	0.00%	24,667,400	14.68%
Shopping Center (35)	380,928,900	428,404,800	47,475,900	12.46%	4,292,800	1.13%	43,183,100	11.34%
Warehouse (185)	459,473,500	524,763,400	65,289,900	14.21%	0	0.00%	65,289,900	14.21%
Hotel/Motel and Extended Stay (27)	372,338,200	381,126,300	8,788,100	2.36%	0	0.00%	8,788,100	2.36%
Total Commercial Office, Retail and Service (1,969)	\$4,623,099,600	\$5,510,877,300	\$887,777,700	19.20%	\$395,415,900	8.55%	\$492,361,800	10.65%
Other Commercial Property								
Vacant Residential Land (558)	\$110,132,500	\$163,247,800	\$53,115,300	48.23%	\$0	0.00%	\$53,115,300	48.23%
Vacant Commercial and Industrial Land (433)	354,367,600	456,493,200	102,125,600	28.82%	20,180,600	5.69%	81,945,000	23.12%
Total Other Commercial Property (991)	\$464,500,100	\$619,741,000	\$155,240,900	33.42%	\$20,180,600	4.34%	\$135,060,300	29.08%
Total Commercial Real Property (3,225)	\$7,352,520,600	\$8,764,282,700	\$1,411,762,100	19.20%	\$435,971,400	5.93%	\$975,790,700	13.27%
Total Locally Assessed Taxable Real Property (39,854)	\$18,544,370,300	\$21,988,825,500	\$3,444,455,200	18.57%	\$580,615,400	3.13%	\$2,863,839,800	15.44%

City of Alexandria, Virginia
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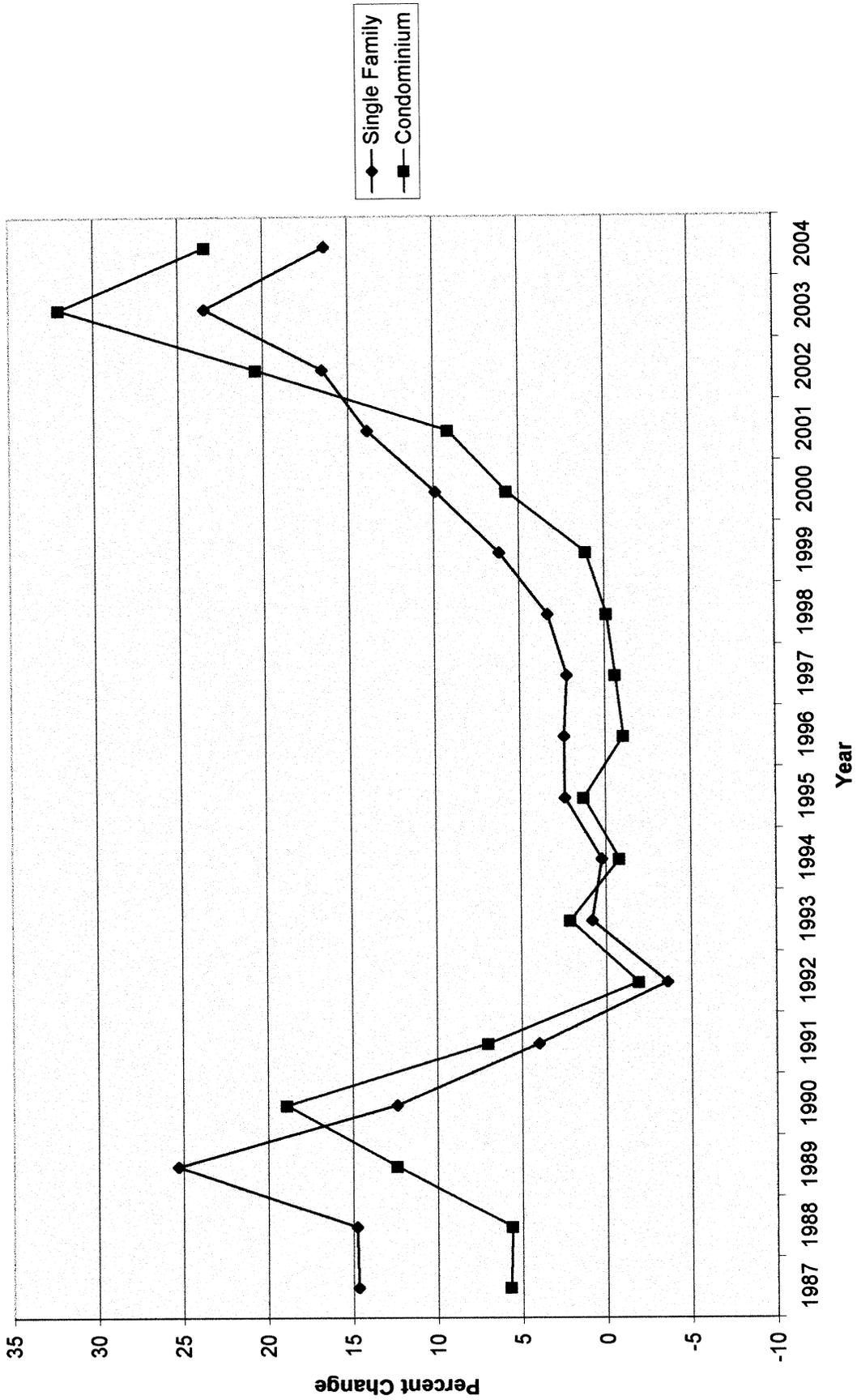
Real Property Classification & (Parcel Count)	2003 Equalized Assessments	2004 Assessments	(S) Amount of Change	% Change	New Growth (\$)	% New Growth	(S) Amount of Appreciation	% Appreciation
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
45 Non-Locally Assessed Taxable Real Property								
46								
47 Assessed by State Corporation Commission (SCC)								
48 Gas & Pipeline Distribution Corporation	\$27,005,300	\$28,819,300	\$1,814,000	6.72%	\$0	0.00%	\$1,814,000	6.72%
49 Light & Power Corporation	383,356,600	461,808,800	78,452,200	20.46%	0	0.00%	78,452,200	20.46%
50 Telecommunication Company	153,864,900	156,515,900	2,651,000	1.72%	0	0.00%	2,651,000	1.72%
51 Water Corporation	30,149,600	33,311,000	3,161,400	10.49%	0	0.00%	3,161,400	10.49%
52								
53 Total SCC Assessed Property	\$594,376,400	\$680,455,000	\$86,078,600	14.48%	\$0	0.00%	\$86,078,600	14.48%
54								
55 Assessed by Virginia Department of Taxation (VDT)								
56 Interstate Pipeline Transmission	\$366,800	\$381,100	\$14,300	3.90%	\$0	0.00%	\$14,300	3.90%
57 Operating Railroad								
58 Richmond, Fredericksburg & Potomac Railway Co.	\$45,708,000	\$47,542,900	\$1,834,900	4.01%	\$0	0.00%	\$1,834,900	4.01%
59 Norfolk Southern Railway Co.	41,065,600	39,940,000	(1,125,600)	(2.74%)	0	0.00%	(1,125,600)	(2.74%)
60 CSX Transportation, Inc.	38,500	40,800	2,300	5.97%	0	0.00%	2,300	5.97%
61								
62 Total Operating Railroads	\$86,812,100	\$87,523,700	\$711,600	0.82%	\$0	0.00%	\$711,600	0.82%
63								
64 Total VDT Assessed Property	\$87,178,900	\$87,904,800	\$725,900	0.83%	\$0	0.00%	\$725,900	0.83%
65								
66 Total Non-Locally Assessed Taxable Real Property	\$681,555,300	\$768,359,800	\$86,804,500	12.74%	\$0	0.00%	\$86,804,500	12.74%
67								
68 Grand Total Taxable Real Property Assessments	\$19,225,925,600	\$22,757,185,300	\$3,531,259,700	18.37%	\$580,615,400	3.02%	\$2,950,644,300	15.35%

Average Residential Assessed Value

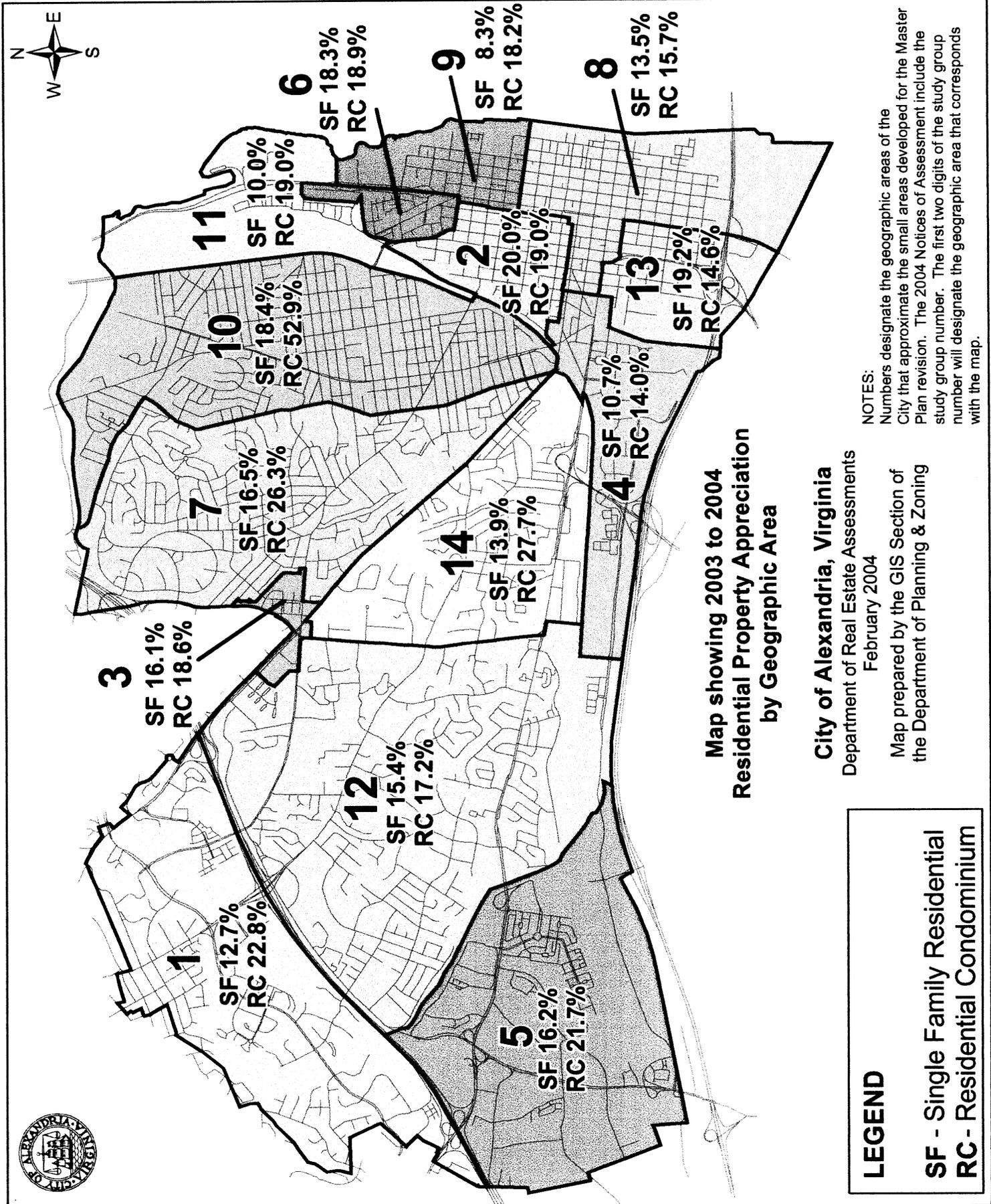


Source: Department of Real Estate Assessments, Last updated: February 9, 2004
File: REAfiles\2004A\rdavies\chart1

Percentage Change in Residential Assessed Value



Source: Department of Real Estate Assessments, Last updated: February 9, 2004
 File: REAfiles\2004A\rdavies\chart2





City of Alexandria, Virginia 2004 Real Property Assessment Information

Cynthia A. Smith-Page, Director
Tim Francis, Acting Deputy Director

Contact Information:

Real Estate Assessments
703.838.4646 voice
703.706.3979 fax
email: realestate@alexandriava.gov

Office of Management & Budget
703.838.4780 voice

Real estate transactions have proven that the City of Alexandria continues to be one of the best communities in which to live and work. Residential property sales continued to be very strong during calendar year 2003, and the City's real property assessments reflect this market activity. The City's real estate tax base increased 18% since last year. Due in part to factors such as the low unemployment rate in the region, historically low interest rates, a strong demand for housing and a positive economic outlook, most residential property owners experienced double digit increases in the 2004 assessed value of their property. The most significant rise in residential real estate occurred in the condominium markets where the average condominium assessment increased 20% for 2004. Single family properties appreciated on average 15%.

Web Site:

alexandriava.gov/realestate
Information on FAQs
Search for Assessment Information

alexandriava.gov/budget
Information on the City Manager's
proposed budget (available 3/10/04)
City Council budget schedule

Commercial property assessments for 2004 were stronger than they had been in recent years. As a result, commercial property assessments increased 13% on average. This appreciation is only a portion of the change in the tax base this year, as commercial new construction added \$436 million dollars to the tax base, primarily as a result of the construction of the U.S. Patent and Trademark Office (PTO). The City's location, along with the strong economy, has benefitted commercial property owners over the past several years. This is reflected in strong market sales for smaller office space and general commercial properties.

Office Location:

Real Estate Assessments
301 King Street, Rm 2600
City Hall
Alexandria, Virginia 22314

Monday through Friday
8:00 am to 5:00 pm

The enclosed Notice of Assessment Change is sent to all property owners as part of the City of Alexandria's annual assessment program. By assessing all properties annually at their fair market values, property tax burdens are fairly distributed among all property owners. Property owners are encouraged to review their assessment carefully to ensure the data about their property is correct, and further, that the assessed value is representative of sales of comparable properties in their neighborhood. The Department of Real Estate Assessments has a link on its web site to display the comparable sales relied on to value your property for 2004. The most recent sales in your neighborhood are also provided. This sales information is available by visiting alexandriava.gov/realestate.

DEADLINES

Request for Review:
April 1, 2004

Appeal of Assessment:
Board of Equalization
July 1, 2004

Information about the City's Real Estate Tax Relief Program for low-income elderly and disabled homeowners is detailed on the reverse side of this page, and a list of Frequently Asked Questions (FAQ's) is posted on our web site. These FAQ's have been taken from the most often asked telephone and e-mail inquiries to the Department. If you are unable to find an answer to your question, and you would like to speak with a staff member, please call 703.838.4646. You may also address your questions to staff via e-mail at realestate@alexandriava.gov.



City of Alexandria Real Estate Tax Relief Program for Elderly and Disabled Persons

Residents of the City of Alexandria who are 65 years of age or older, or permanently and totally disabled, by January 1 each year, may be eligible for the City's Real Estate Tax Relief Program for Elderly and Disabled Persons.

The following limits are now in effect:

- To qualify for full tax exemption in 2004, a household's gross combined income may not have exceeded \$40,000 in 2003.
- To qualify for a partial exemption equal to 50% of the taxes owed for the year, a household's gross combined income may not have exceeded \$50,000 in 2003.
- To qualify for a partial exemption equal to 25% of the taxes owed for the year, a household's gross combined income may not have exceeded \$62,000 in 2003.
- To qualify for a deferral of the taxes, a household's gross combined income may not have exceeded \$62,000 in 2003.
- Gross combined income includes the income of both spouses, as well as any income of other relatives living in the house that exceeds \$8,500 a year.
- The assets of the household may not exceed \$240,000 (excluding the house and one acre of adjoining property).

Applications for this program are available from the agencies listed on the right or on the web at alexandriava.gov/finance. Completed applications must be filed with the Department of Finance by April 10, 2004.

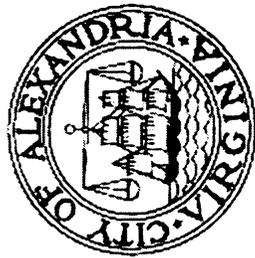


Department of Finance
City Hall, Room 1700
301 King Street
Alexandria, VA 22314
703.838.4572

Department of Human Services
Office of Adult Services
2525 Mt. Vernon Avenue
Alexandria, VA 22301
703.838.0920

Senior Services of Alexandria
121 N. St. Asaph Street
Alexandria, VA 22314
703.836.4414

*Oral Report
by City Mgr*

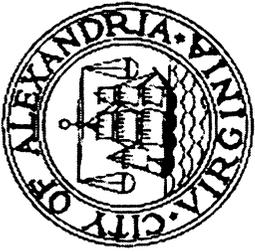


CY 2004 REAL PROPERTY ASSESSMENTS



CY 2004 OVERALL CHANGES

- Real Property increased 18.4% or \$3.53 bill.; from \$19.23 bill. to \$22.76 bill.
- 84% is due to appreciation (\$2.9 bill.)
- 16% is new construction (\$580.6 mill)

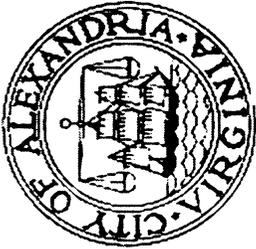


Residential Tax Base = + 18.2%

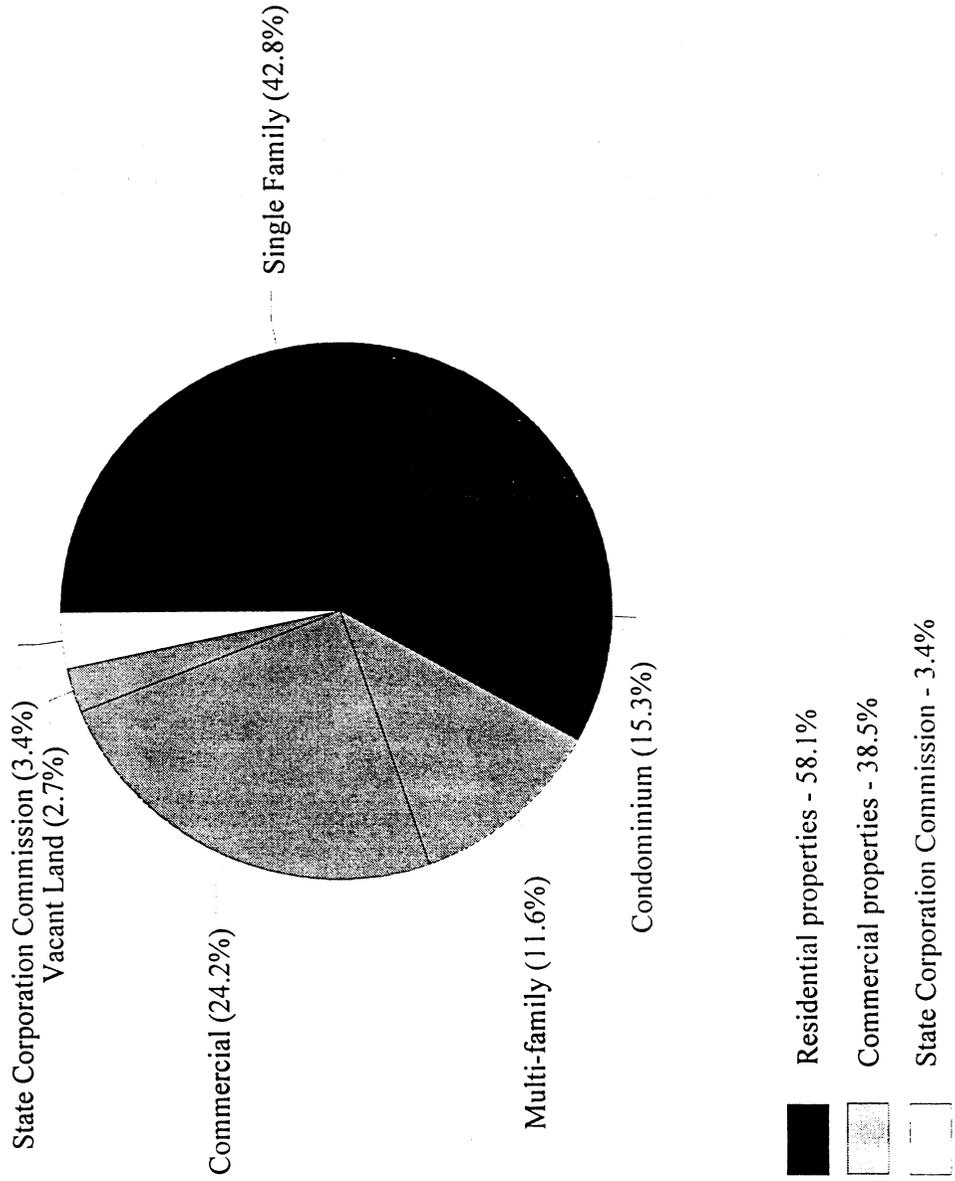
Commercial Tax Base = + 19.2%

SCC Tax Base = + 12.7%

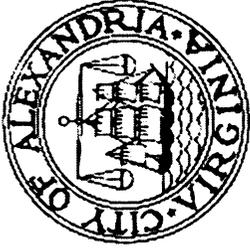
New Growth = + 3.02% or \$581 mill



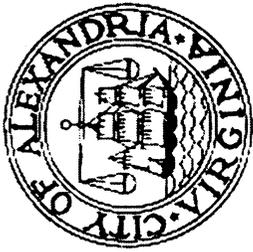
Real Estate Tax Base Distribution



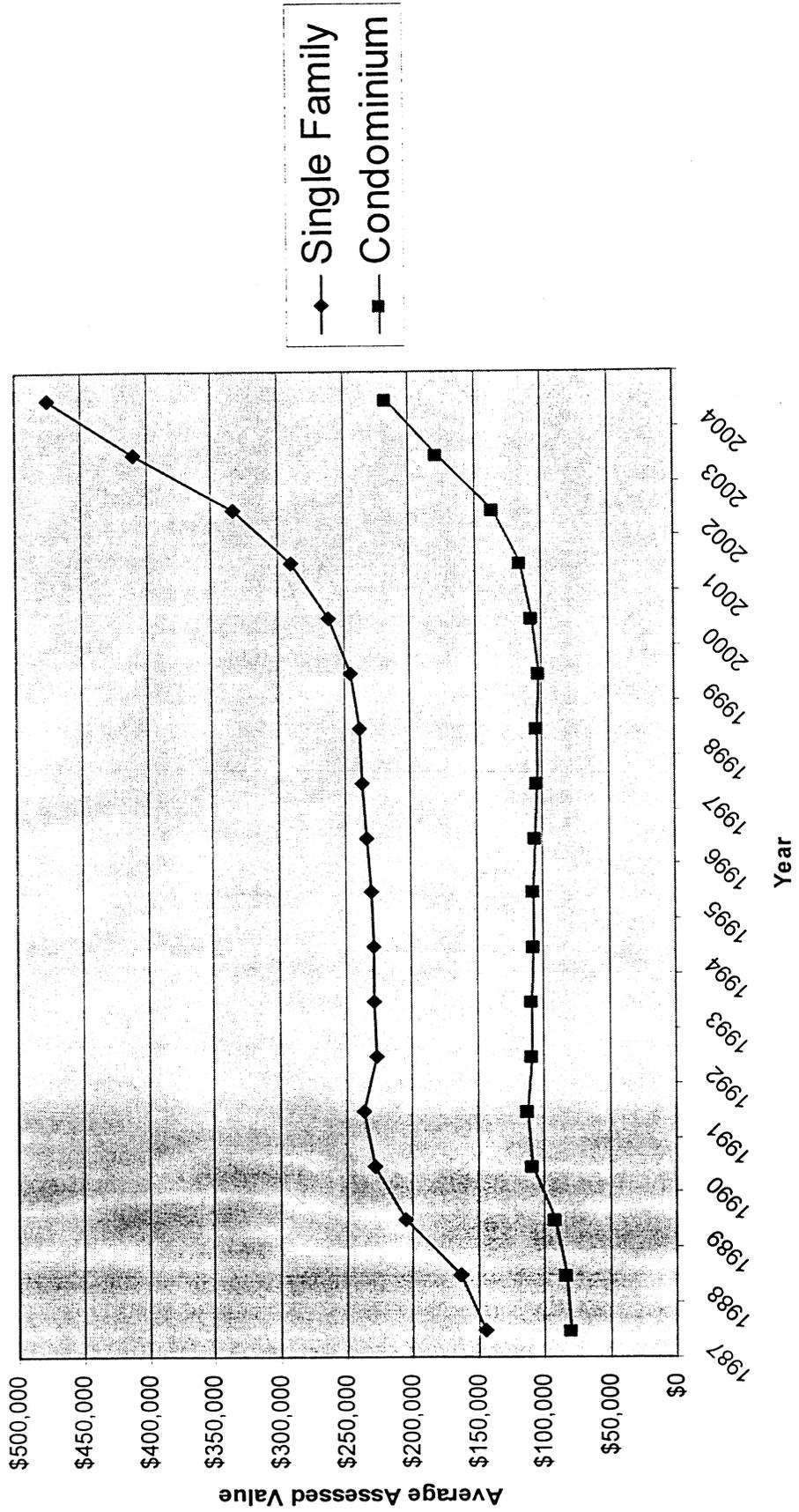
CY 2004 RESIDENTIAL PROPERTY

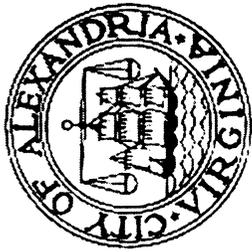


- Residential real property tax base increased 18.2%, or \$2.03 bill.; from \$11.2 bill. to \$13.2 bill.
- Over 90% of the increase is appreciation
- Avg. AV of SF & Condo is \$361,040
- Avg. SF \$474,681 up 16.4%
- Avg Condo \$216,571 up 23.4%

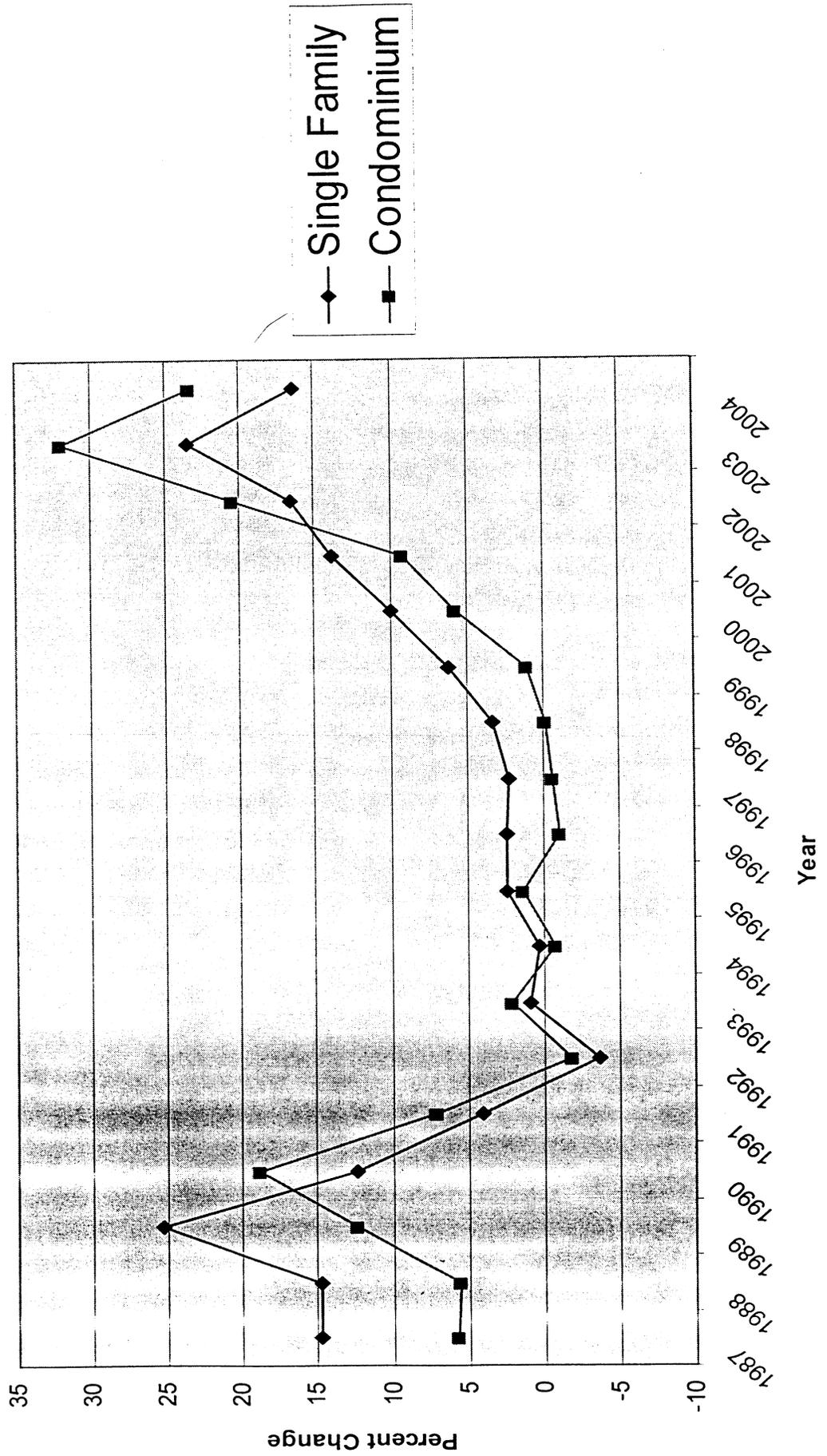


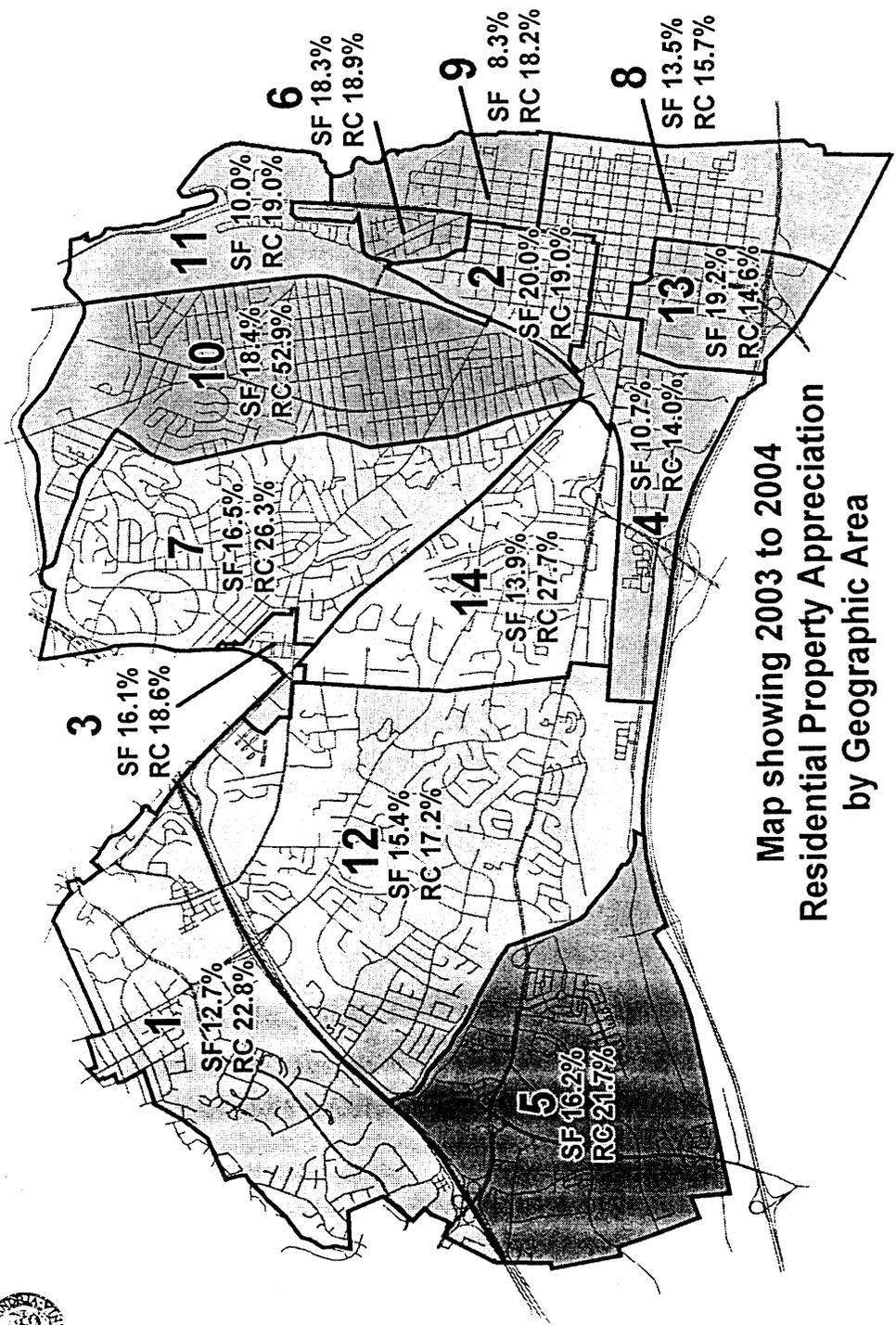
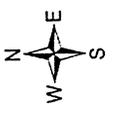
Average Residential Assessed Value





Percentage Change in Residential Assessed Value





**Map showing 2003 to 2004
Residential Property Appreciation
by Geographic Area**

NOTES:
Numbers designate the geographic areas of the City that approximate the small areas developed for the Master Plan revision. The 2004 Notices of Assessment include the study group number. The first two digits of the study group number will designate the geographic area that corresponds with the map.

City of Alexandria, Virginia
Department of Real Estate Assessments
February 2004
Map prepared by the GIS Section of
the Department of Planning & Zoning

LEGEND
SF - Single Family Residential
RC - Residential Condominium



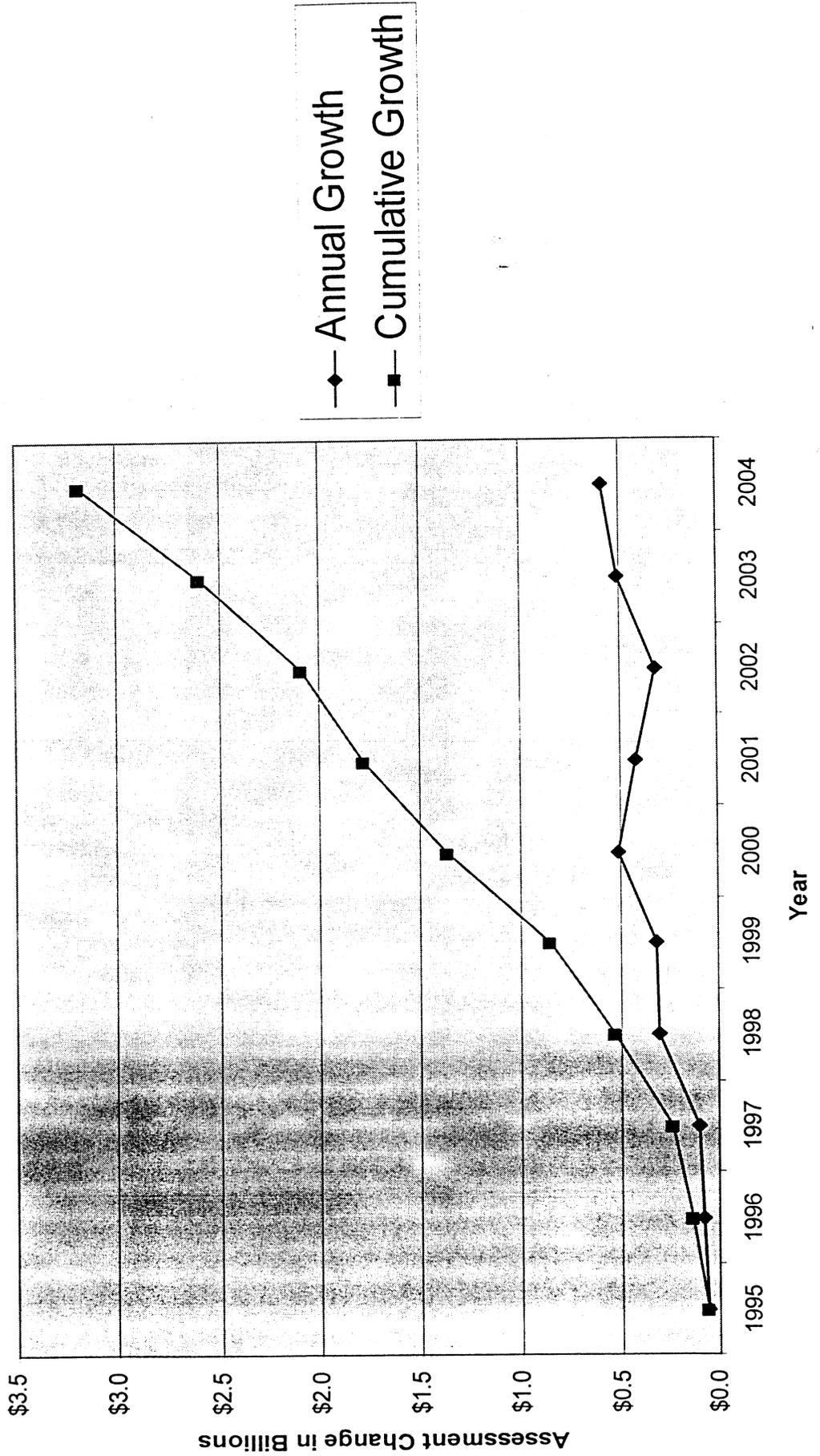
CY 2004

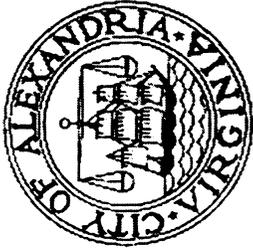
COMMERCIAL PROPERTY

- Commercial property tax base increased 19.2%, or \$1.41 bill.; from \$7.4 bill. To \$8.8 bill.
- New construction \$435.9 mill., or 31% of the increase
- \$311 mill. was new construction at PTO



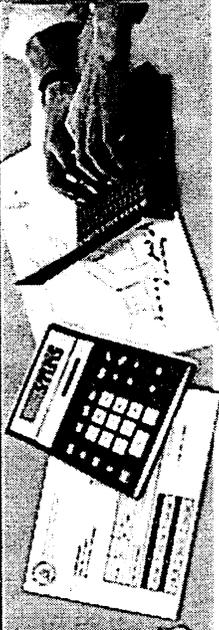
Dollar Change due to New Growth





ASSESSMENT INFORMATION AND APPEALS

- Web site: alexandriava.gov/realestate
- Assessments mailed: February 12
- Departmental Review: April 1
- Board of Equalization: July 1
- DREA Phone 703.838.4646



City of Alexandria, VA Real Estate Assessments

MOST POPULAR

- Search Property & Sales Data
- Pay Taxes Online
- View Property Appreciation Maps

GENERAL INFORMATION

- 2004 Assessment Overview
- Frequently Asked Questions
- Sample Assessment Notice
- Review and Appeal Process
- Letters of Authorization
- Income & Expense Survey Forms

TAX & BUDGET LINKS

- About the Real Estate Tax
- About the City Budget
- Tax Relief for the Elderly and Handicapped

Each year, the **Department of Real Estate Assessments** appraises each parcel of real estate in the City to assess its estimated fair market value. These values are used by the Department of Finance to bill for and collect the real estate tax, which accounts for approximately half of the City's annual revenue.

- Sample Assessment Notice (notices will be mailed on February 12)
- Notice in Spanish

IMPORTANT DATES IN 2004	
January 1	Effective date of assessments
February 12	Assessment notices mailed to property owners
March 9	City manager presents proposed FY 2005 budget to City Council
April 1	Deadline to request review
April 10	Deadline to request tax relief for the elderly and handicapped
May 1	Deadline for filing 2003 Income and Expense Surveys
May 3	City Council sets real estate tax rate
May 10	Real estate tax bills mailed to owners
June 15	Deadline to pay first half of real estate tax due, regardless of review or appeal
July 1	Deadline to request appeal
November 15	Deadline to pay second half of real estate tax due

301 King Street, City Hall, Room 2600, Alexandria, VA 22314 Tel: 703.838.4646 Fax: 703.706.3979 E-Mail Us

To send mail to City Council, other elected city officials and individual City departments, click [here](#).
 General City Mail CityMail@alexandria.va.us
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