County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

NEWS RELEASE 2-23-2010

2010 REAL ESTATE ASSESSMENT CHANGE NOTICES MAILED

The Fairfax County Department of Tax Administration (DTA) begins mailing 352,135 real estate assessment notices to County taxpayers today. The notices will be sent to all property owners of taxable parcels in the County. Of the 352,135 taxable parcels in the County, 296,522 had some value change. The remaining taxable parcels have no change in their 2010 real estate assessment.

The assessed value of properties may change for a variety of reasons. Among these are appreciation and value declines (i.e., equalization changes); and, structural changes (additions, remodeling), rezonings, and land divisions (i.e., growth). A combination of these factors can apply to the same property.

About 80% of residential properties experienced an assessment decrease and another 16% had no change for 2010. The overall equalization change for residential properties is -5.56%. Commercial properties show an overall equalization decline of -18.29%. The commercial decrease is primarily the net result of value decreases in hotels of -34.0%, office elevator properties of -24.3%, and multi-family apartments of -12.7%. The percentage of the real estate assessment base attributable to commercial and industrial property in FY 2011 is 19.7% (in addition, multi-family rental apartments contribute another 4.15% of the County's real estate tax base).

Overall, of the 296,522 properties that have a 2010 assessment change, 8,146 are due to growth (i.e., new construction, rezoning, etc.), and 288,376 properties changed due to equalization. The allocation of land value to total property value remained relatively constant in 2010.

DEPARTMENT OF TAX ADMINISTRATION (DTA)
REAL ESTATE DIVISION
12000 Government Center Parkway, Suite 357
Fairfax, VA 22035
Phone: 703-222-8234
Fax: 703-324-4935, TTY 703-222-7594
www.fairfaxcounty.gov/dta/re

Main Book Assessments of taxable real estate in Fairfax County for 2010 total approximately $187.8 billion. This is a decrease of approximately $19.03 billion, or -9.20% from the 2009 assessment base, and is made up of the following components:

	Equalization		Growth		Total	
Residential Properties	-$ 8.40 B	- 5.56%	$ 0.19 B	0.12 %	-$ 8.21 B	- 5.43%
Non-Residential Properties	-$10.17 B	- 18.29%	-$ 0.65 B	-1.16 %	-$10.82 B	-19.45%
Total	-$ 18.57 B	- 8.98%	-$ 0.46 B	-0.22 %	-$19.03 B	- 9.20%

It is important to note that these percentages represent the cumulative amount to the overall tax base and are not necessarily indicative of specific change to any particular, individual properties. Individual assessment changes may vary considerably. For residential property, for example, a key factor in determining the need to change is the relationship of assessments to the selling prices within neighborhoods.

Based on equalization changes, the mean assessed value (i.e., on average, County-wide) of most single family-detached homes for 2010 is $525,068, down -5.50%. This group of properties makes up approximately 70% of the residential equalization property value in the County.

Additionally, based on equalization changes, townhouse/duplex properties have a 2010 County-wide assessment average of $310,855, a decrease from 2009 of approximately -4.44%; and, the mean assessed value for condominiums is down -10.45% to $207,586.

As noted in the FY 2011 Advertised Budget Plan, the mean assessed value for 2010 of all improved residential property is approximately $432,439. For added reference, the attached map shows varying pockets of equalization for residential property (vacant land as well as improved properties) throughout the County. Again, averages are not necessarily indicative of individual properties and neighborhoods.

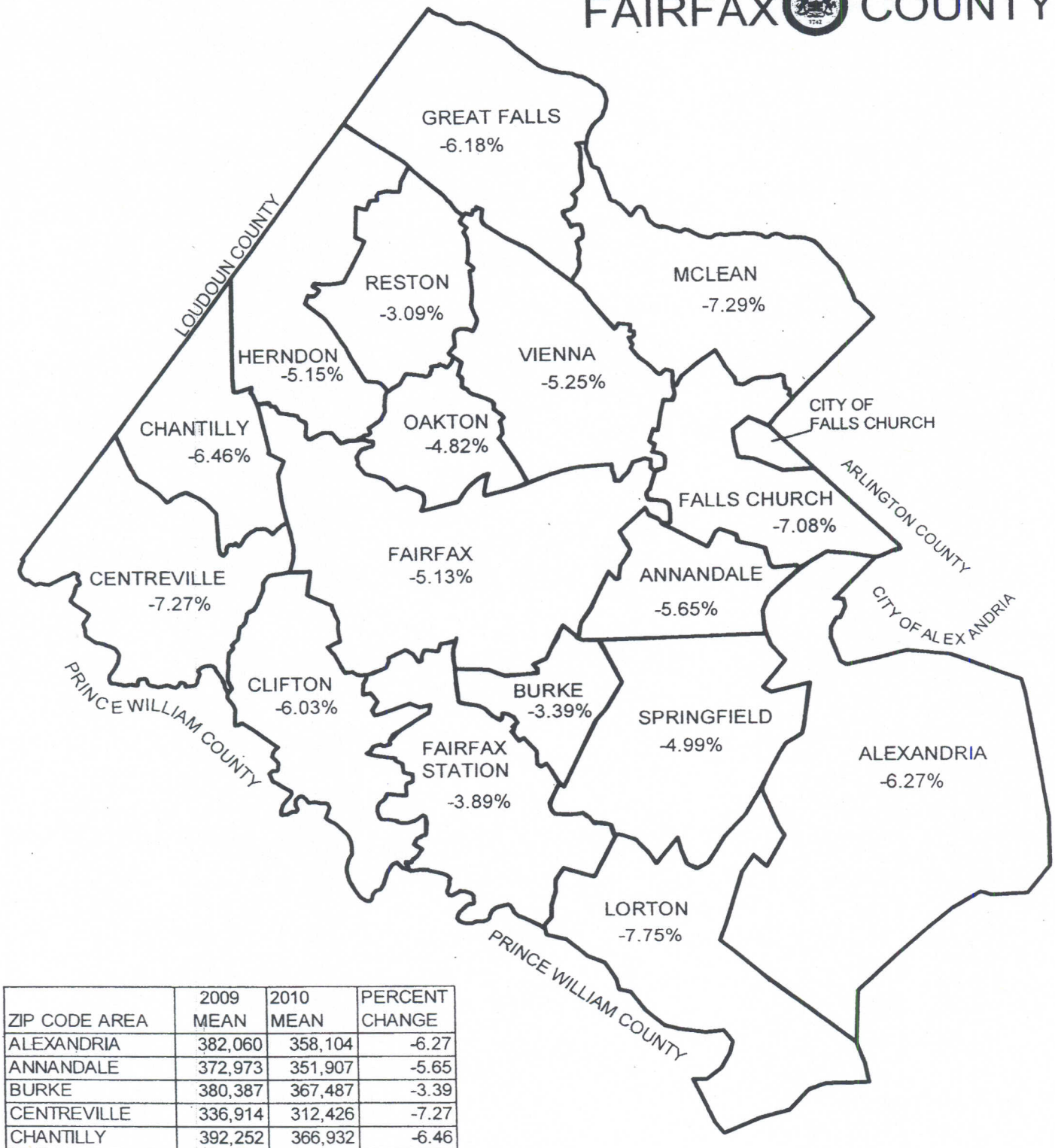
Inquiries concerning any assessment should be directed to the Department of Tax Administration (DTA) at **703-222-8234**; or, citizens may contact the Tax Department through DTA's homepage: ***www.fairfaxcounty.gov/dta***. Citizens can obtain a list of residential sales within each assessment neighborhood from the DTA website. This is a continuing customer service initiative intended to help citizens review their assessment for 2010. Citizens are encouraged to call DTA at 703-222-8234 to discuss their assessment questions with appraisal staff.

Property owners are encouraged to review their assessment notice upon receipt. Administrative appeals can be filed with DTA if citizens believe their assessment is not equitable in comparison with similar properties or if they believe their assessment exceeds fair market value. Appeals may be made in writing to the Real Estate Division of DTA. New this year, citizens may appeal their residential assessment online through DTA's homepage, ***www.fairfaxcounty.gov/dta***. Appeal applications can still be obtained by calling DTA; or, can be downloaded directly from DTA's homepage. DTA requests that appeal applications be filed by April 2, 2010.

Real Estate appeals can also be filed with the Board of Equalization (BOE). Under State law, the BOE is separate from the DTA and consists of nine taxpayers appointed by the Board of Supervisors. The BOE conducts formal hearings and takes sworn testimony. By law, all appeals to the BOE must be filed and postmarked by **June 1, 2010**. BOE appeal forms are also available on the BOE website at http://www.fairfaxcounty.gov/boe/ , or by calling the BOE office at 703-324-4891.

Property owners are encouraged to contact DTA concerning assessment disputes; however, property owners may appeal directly to the BOE or to the Circuit Court of Fairfax County.

FAIRFAX COUNTY



ZIP CODE AREA	2009 MEAN	2010 MEAN	PERCENT CHANGE
ALEXANDRIA	382,060	358,104	-6.27
ANNANDALE	372,973	351,907	-5.65
BURKE	380,387	367,487	-3.39
CENTREVILLE	336,914	312,426	-7.27
CHANTILLY	392,252	366,932	-6.46
CLIFTON	655,534	616,034	-6.03
FAIRFAX	420,142	398,597	-5.13
FAIRFAX STATION	606,354	582,797	-3.89
FALLS CHURCH	376,970	350,281	-7.08
GREAT FALLS	1,025,623	962,276	-6.18
HERNDON	395,959	375,580	-5.15
LORTON	335,863	309,850	-7.75
McLEAN	795,667	737,635	-7.29
OAKTON	634,105	603,513	-4.82
RESTON	359,576	348,467	-3.09
SPRINGFIELD	361,876	343,826	-4.99
VIENNA	581,805	551,242	-5.25

2010 ASSESSMENT YEAR
RESIDENTIAL ANALYSIS BY ZIP CODE AREA
Vacant and Improved Residential Property
(Equalization Only)

NOTE: THE MEAN IS THE AVERAGE VALUE.
IT IS USED HERE AS A REPRESENTATIVE NUMBER.

Property owners are cautioned against assuming that any percentages reported here have been applied to any individual assessment. The percentages are only shown as a measure of the change in mean value for a large group of properties from one year to the next.