



# County of Fairfax, Virginia

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

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## 2011 REAL ESTATE ASSESSMENT CHANGE NOTICES MAILED

The Fairfax County Department of Tax Administration (DTA) begins mailing 352,143 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 352,143 taxable parcels in the County, 282,105 had some value change. The remaining taxable parcels have no change in their 2011 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.

Almost 64% of residential properties experienced an assessment increase and another 22% had no change for 2011. The overall equalization change for residential properties is 2.34%. Commercial properties show an overall equalization increase of 3.73%. The commercial increase is primarily the result of value increases in multi-family apartments of 14.54%, hotels of 11.35% and office elevator properties of 1.88%. The percentage of the real estate assessment base attributable to commercial and industrial property in FY 2012 is 19.64% (in addition, multi-family rental apartments contribute another 4.62% of the county's real estate tax base).

Overall, of the 282,105 properties that have a 2011 assessment change, 7,624 are due to growth (i.e., new construction, rezoning, etc.), and 274,481 properties changed due to equalization. The allocation of land value to total property value remained relatively constant in 2011.

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**DEPARTMENT OF TAX ADMINISTRATION (DTA)  
REAL ESTATE DIVISION**  
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[www.fairfaxcounty.gov/dta](http://www.fairfaxcounty.gov/dta)

Main Book Assessments of taxable real estate in Fairfax County for 2011 total approximately \$193.9 billion. This is an increase of approximately \$6.14 billion, or 3.27% from the 2010 assessment base, and is made up of the following components:

	<u>Equalization</u>		<u>Growth</u>		<u>Total</u>	
Residential Properties	\$ 3.35 B	2.34%	\$ 0.54 B	0.37 %	\$ 3.89 B	2.72%
Non-Residential Properties	<u>\$ 1.67 B</u>	<u>3.73%</u>	<u>\$ 0.58 B</u>	<u>1.31 %</u>	<u>\$ 2.25 B</u>	<u>5.04%</u>
Total	\$ 5.02 B	2.67%	\$ 1.12 B	0.60 %	\$ 6.14 B	3.27%

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, countywide) of most single family-detached homes for 2011 is \$535,298, up 2.10%. This group of properties makes up approximately 71% of the residential equalization property value in the county.

Additionally, based on equalization changes, townhouse/duplex properties have a 2011 countywide assessment average of \$318,614, an increase from 2010 of approximately 3.73%; and, the mean assessed value for condominiums is up 2.53% to \$211,281.

As noted in the FY 2012 Advertised Budget Plan, the mean assessed value for 2011 of all improved residential property is approximately \$443,551. 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 2011. 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. Citizens may appeal their residential assessment online through DTA's homepage, ***www.fairfaxcounty.gov/dta***. Appeal applications can also still be obtained by calling DTA; or, can be downloaded directly from DTA's homepage. DTA requests that appeal applications be filed by April 8, 2011.

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, 2011. 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.