



## FAIRFAX COUNTY DEPARTMENT OF TAX ADMINISTRATION



# 2026 Real Estate Tax Assessment Information

## KEY DATES TO KNOW

- April 1** Deadline to administratively appeal your assessment
- May 1** Deadline to apply for tax relief
- Early May** Board of Supervisors sets official real estate tax rates
- June 1** Deadline to appeal your assessment to the Board of Equalization
- July 28** Real estate taxes due First installment
- Dec. 5** Real estate taxes due Second installment

By law, Fairfax County must assess all real estate at 100% of its fair market value as of January 1.

### Residential Properties

In 2025, 30-year fixed mortgage rates fluctuated throughout the year but saw a decrease from 2024. Inventory levels and average days on market moved up, and sales volume remained relatively stable compared to the previous year. Home prices appreciated modestly.

### Commercial Properties

The office market continues to face strong headwinds due to the same factors that have been evident since the pandemic changed the concept of in-office work. As such, office values are down again for Tax Year 2026. Retail, multi-family, and industrial properties continue to be stable and have seen flat or slightly higher values.



## UNDERSTANDING YOUR ASSESSMENT

Begin by looking up your property's details and the comparable sales that were considered to determine your assessment at <https://icare.fairfaxcounty.gov/ffxcare/Main/Home.aspx>

If you do not agree with your property assessment because you believe:

- It was assessed at more than fair market value,
- It was not assessed uniformly when compared to similar properties, and/or
- It contains errors in your property record, we recommend that you first speak to a county appraiser about your questions or concerns.

The deadline for administrative appeals is **April 1st** and the deadline for Board of Equalization appeals is **June 1st**. It is recommended to file an administrative appeal first before appealing to the Board of Equalization.

Learn more and find appeal forms at [www.fairfaxcounty.gov/taxes/real-estate](http://www.fairfaxcounty.gov/taxes/real-estate), or call 703-222-8234, TTY 711.

Fairfax County Department of Tax Administration,  
Real Estate Division  
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Email: [dtared@fairfaxcounty.gov](mailto:dtared@fairfaxcounty.gov)  
Tel: 703-222-8234, TTY 711 (English/Español)  
Mon. - Fri. 8 a.m. to 4:30 p.m.

## GET HELP ON YOUR SCHEDULE

Make an appointment for help by phone or video. To schedule, scan this QR code or visit [www.fairfaxcounty.gov/taxes/appointments](http://www.fairfaxcounty.gov/taxes/appointments)

