

Reassessment 2007 Frequently Asked Questions

1. How can I speak to the assessors concerning my assessment?

Appointments to meet with the property assessors will be scheduled in January 2007. The exact dates are to be determined. After the assessments are delivered, you may call 434-591-1920 to schedule an appointment. The appointments are estimated to begin on January 10, 2007.

2. Who completed the assessment?

The County of Fluvanna, VA hired Blue Ridge Mass Appraisers to complete this reassessment. This is a private firm from Staunton, Virginia and they also completed the last reassessment. The County did not have any assessors on staff that assisted in the completion of this reassessment.

3. When was the last reassessment completed?

The last reassessment of real estate was completed in 2005. Real estate assessments have not changed since the last reassessment in 2005.

4. What is an assessment?

Every two to four years the Board of Supervisors authorizes a reassessment of the value of all real property within the County. The Commonwealth of Virginia mandates that a reassessment take place at least every six years. The assessment will determine the taxable value of real property.

5. How does this affect my taxes?

The Board of Supervisors will determine the tax rate on real property during their budget deliberations this winter and spring. The Board will have to provide the equivalent tax rate based upon the increase in assessments and a proportionate decrease in the tax rate. If the tax rate is established higher than the equivalent tax rate, the Board of Supervisors has to indicate the new tax rate as a tax increase.

6. What was the average increase in assessment for all properties in Fluvanna County?

The average increase in assessment for all properties in Fluvanna County is to be determined. We estimate knowing this increase amount around February 1, 2007.

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7. Who do I contact if I qualify for tax relief for the elderly and disabled?

Contact the Commissioner of Revenue's office at 434-591-1940.

8. Who do I contact if I have questions concerning properties classified for land use taxation?

Contact the Commissioner of Revenue's office at 434-591-1940. Also, please be aware the values indicated in the reassessment notice do not reflect the actual land use valuation for qualified properties.

9. Can I appeal the assessment by mail or phone?

Yes, if you are unable to appear in person, a letter may be sent to the following address:

*Assessment Office
County of Fluvanna, VA
PO Box 540
Palmyra, VA 22963*

Contacting the assessors at 434-591-1920 and indicating a preference for a phone appointment can arrange a phone meeting.

10. Is the reassessment notice I received a bill?

No, the reassessment notice is not a bill, and no payment should be sent to Fluvanna County based upon this notice.