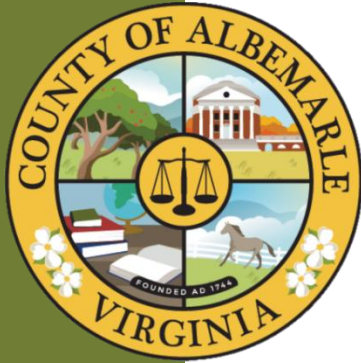


Results from the 2026 Reassessment

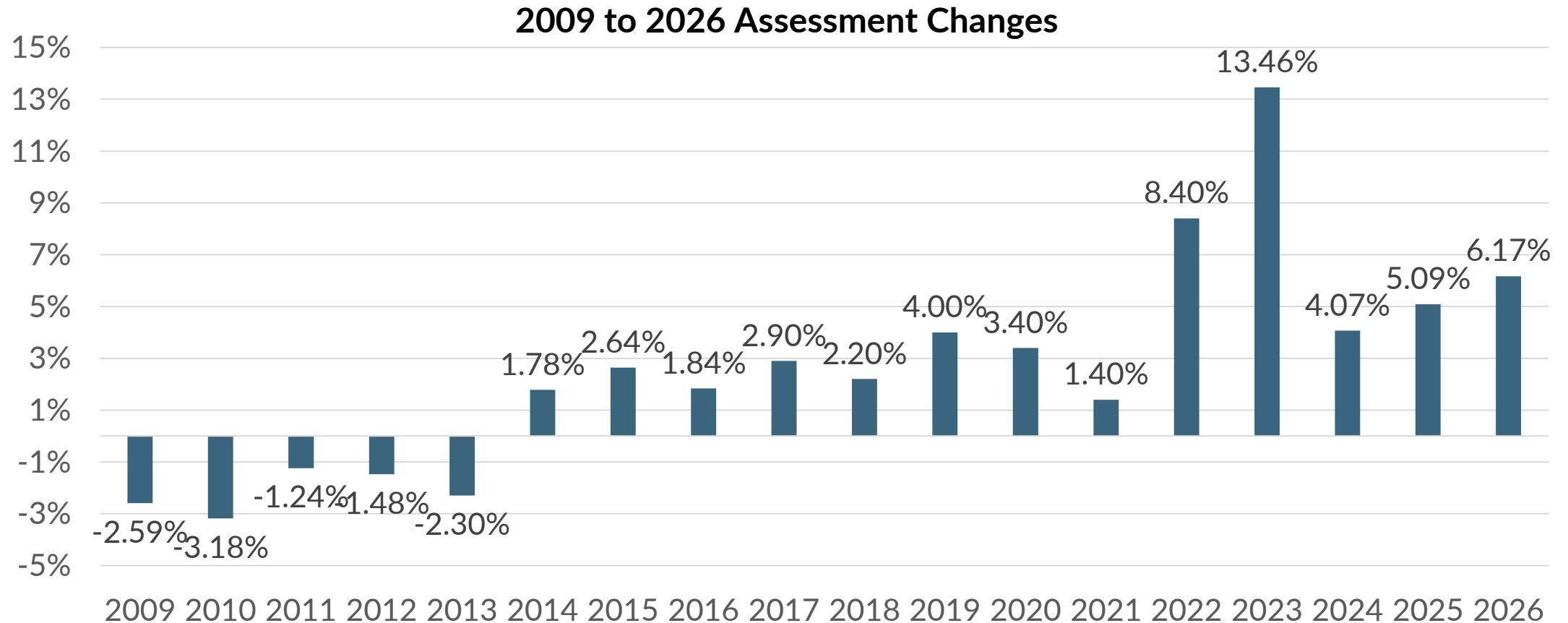
Peter Lynch
County Assessor



Overview

- Present Reassessment process and results.
- Discuss Ratio Studies.
- Reassessment Notices.
- Explain mass appraisal.
- Overview of review and appeal processes.
- Change in Annual Review Process.
- General Information.
- Discuss Land Use program.

Reassessment Change to Tax Basis is +6.17%



Average overall change due to reassessment for taxable parcels including land use deferrals

Overall Change by Magisterial District

District	Parcel Count	Average Change
Rio	6,932	4.5%
Jack Jouett	3,891	8.3%
Rivanna	8,990	3.6%
Samuel Miller	9,602	9.8%
Scottsville	7,724	5.8%
White Hall	8,804	5.3%
Town of Scottsville	385	4.1%

Taxable Change by State Property Class

Class Code	Category	Parcel Count	Average Change
01	Urban Residential	22,880	5.4%
02	Other Residential up to 20 acres	18,572	8.1%
03	Apartments	233	4.6%
04	Commercial/Industrial	1,430	3.0%
05	Rural (20 to 99.99 acres)	3,416	7.5%
06	Rural (100 acres and over)	806	7.1%

Sales Ratios

Residential Sales	Validated Market Sales	Median A/S Ratio*	Variance (COD)	State Ratio Study
2025 Sales (2026 Reassessment)	1,807	99.9%	5.62	Available Jan. 2027
2024 Sales (2025 Reassessment)	1,849	99.9%	5.81	92.1%
2023 Sales (2024 Reassessment)	1,856	99.9%	5.21	93.5%
2022 Sales (2023 Reassessment)	2,049	100%	5.22	87.4%
2021 Sales (2022 Reassessment)	2,389	100%	5.28	89.1%
2020 Sales (2021 Reassessment)	2,089	100%	4.02	94%
2019 Sales (2020 Reassessment)	2,160	100%	4.81	93%
*A/S Ratio – Assessment to Sales Price Ratio				

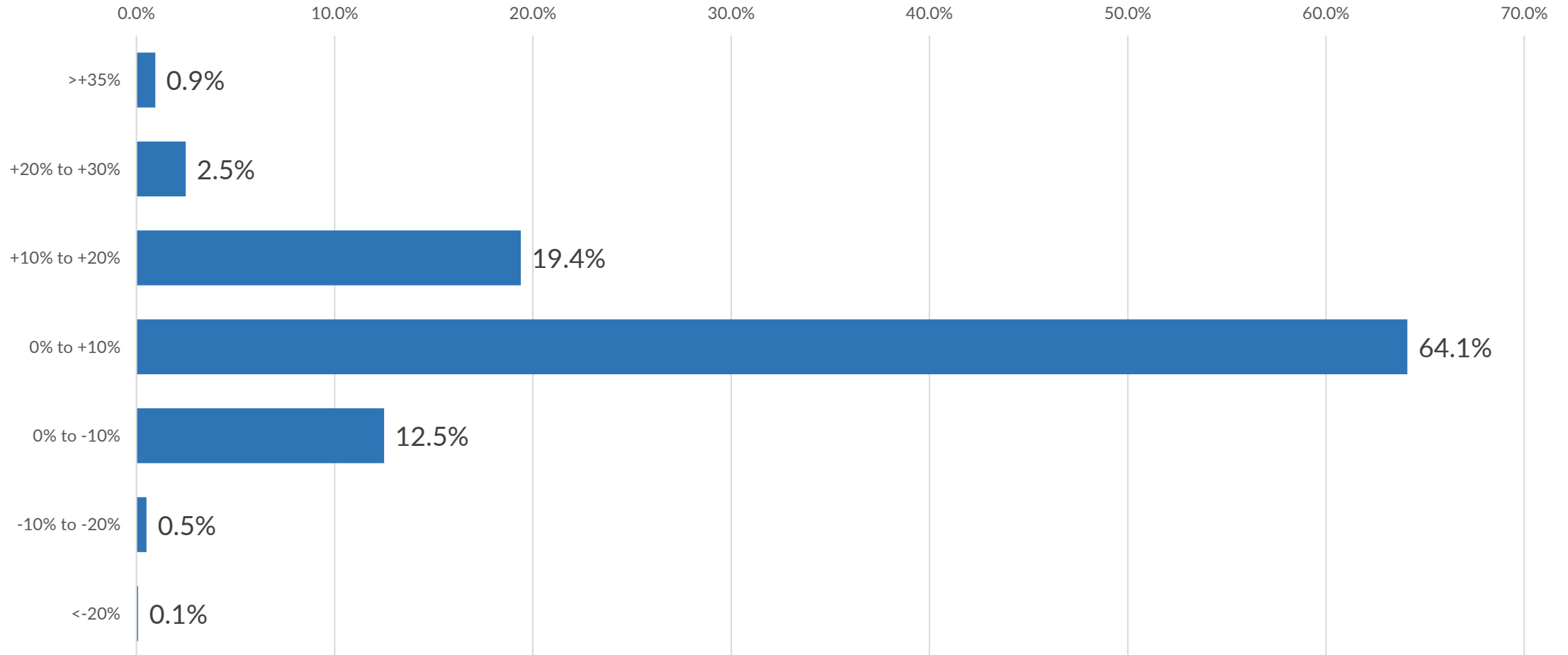
Single-Family (SF) Residential Avg Change by Value Range

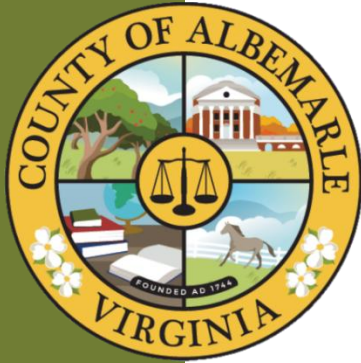
Detached, Attached, Townhouse, Condos, Mobile Homes

Value Range	Count	Average Change	Sales	Median Ratio		Value Range	Count	Average Change	Sales	Median Ratio
Up to \$150k	723	6.0%	4	1.126		\$450k-\$650k*	9,941	5.5%	490	0.998
\$150k-\$250k	3,503	4.7%	93	1.000		\$650k-\$1 Mil	7,522	6.1%	378	1.002
\$250k-\$350k	5,026	5.1%	163	0.997		\$1 Mil-\$2 Mil	4,338	8.9%	178	0.995
\$350k-\$450k	6,298	4.3%	282	1.001		Over \$2 Mil	1,201	9.1%	43	1.002
						Total	38,552	6.7%	1,630	1.000

* The median home value is now \$516,000 – A home that increased by 5.5% to \$516,000 would cost \$241.38 more in taxes per year at the same tax rate in 2026.

SF Residential Taxable Change Groups





Reassessment Notice

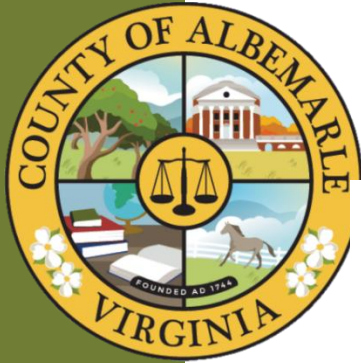
COUNTY OF ALBEMARLE
DEPARTMENT OF FINANCE AND BUDGET
OFFICE OF THE COUNTY ASSESSOR
401 MCINTIRE ROAD, SUITE 243
CHARLOTTESVILLE, VA 22902



countyassessor@albemarle.org
tel: 434-296-5856
fax: 434-296-5801

PROPERTY OWNER
401 MCINTIRE RD
CHARLOTTESVILLE VA 22902

Parcel ID: 076000000048E0
Vision ID: 34527
Parcel Address: 45 ALBEMARLE LANE
District: RIO
Deeded Acreage: 12.25
Reason: Removed From Land Use
Date of Notice: January 23, 2026
Assessor Review Deadline: March 2, 2026



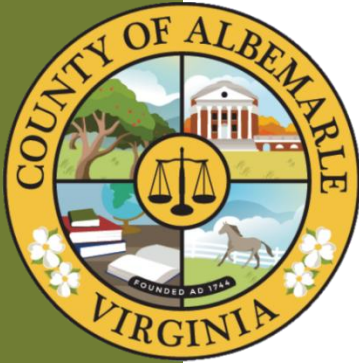
Reassessment Notice (cont.)

Notice of Real Estate Assessment

This Notice Value Will Affect Your 2026 Tax Bill

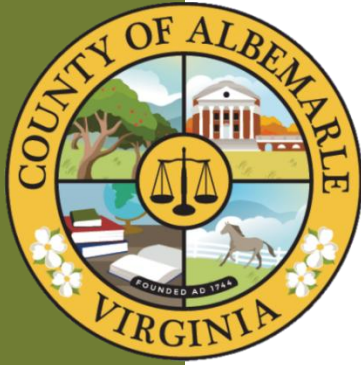
In accordance with Virginia Code § 58.1-3330, you are being notified of a new assessment of the above-described parcel, effective January 1, 2026.

Assessment Year	2026	2025	2024
Fair Market Land	\$ 177,700	\$ 177,700	\$ 157,500
Fair Market Imp.	\$ 131,000	\$ 121,700	\$ 111,300
Fair Market Total	\$ 308,700	\$ 299,400	\$ 268,800
Tax Rate*	0.894	0.894	0.854
Annual Tax Levy*	\$ 2,759.78	\$ 2,676.64	\$ 2,295.55
% Change in Tax Levy**	n/a	3.1%	20.2%
Land Use Land	Not Enrolled in Land Use for 2026	Conservation Easement	\$ 50,000
Land Use Imp.	n/a	n/a	\$ 111,300
Land Use Total	n/a	n/a	\$ 161,300
Tax Rate*	0.894	0.894	0.854
Annual Tax Levy*	n/a	n/a	\$ 1,377.50
% Change in Tax Levy**	n/a	n/a	-12.5%



Notice Change Reasons

- Reassessment
- 100% Complete New Construction
- January 1st Partial New Construction
- Division of Property
- Acreage Change
- Enrolled in Land Use Taxation
- Removed from Land Use Taxation
- New Conservation Easement

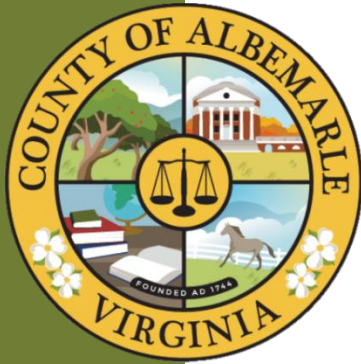


What is Mass Appraisal?

Valuation Model

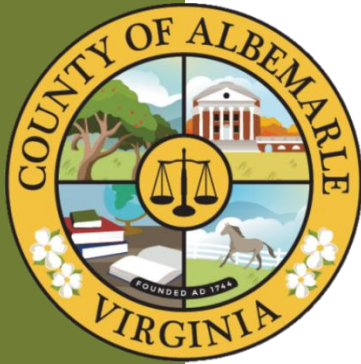
- House Style
- Quality/Grade
- Square Footage
- Location/Neighborhood
- Misc
 - Bathrooms, Basements, etc.
- Age/Condition

Analysis of Sales Studies



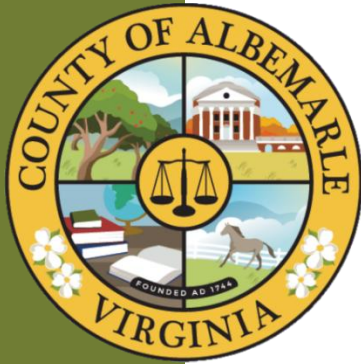
Mass Appraisal (Cont.)

Residential Grade	Col	Median A/S Ratio	COD
B-1, B-1 Good Minus Quality	339	1.0009	4.28
B, B - Good Quality	322	1.0030	4.67
B+1, B+1 Good Plus Quality	267	0.9954	6.08
Residential Condo's	242	0.9988	7.91
C+1, C+1 Average Plus Quality	176	0.9951	4.29
A-1, A-1 Very Good Minus Quality	133	1.0002	5.5
C, C - Average Quality	84	0.9942	8
C-1, C-1 Average Minus Quality	78	0.9985	5.51
A, A - Very Good Quality	55	0.9946	4.87



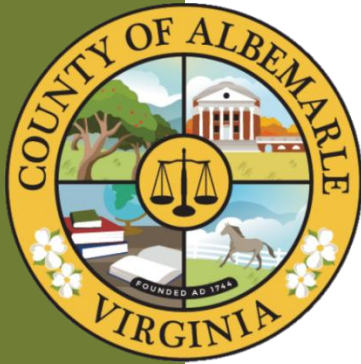
Mass Appraisal (Cont.)

Actual Year Built ▲ ▴	Count ▼ ▾	Median A/S Ratio ▾	COD ▾
2025 - 2029	245	0.9987	5.37
2020 - 2024	229	1.0037	4.05
2015 - 2019	140	0.9976	4.32
1990 - 1994	127	1.0013	5.32
1985 - 1989	124	0.9988	5.18
2000 - 2004	118	0.9958	4.26
0 Vacant Land	115	0.9976	11.49
1995 - 1999	112	0.9973	5.84
2005 - 2009	99	1.0018	4.37



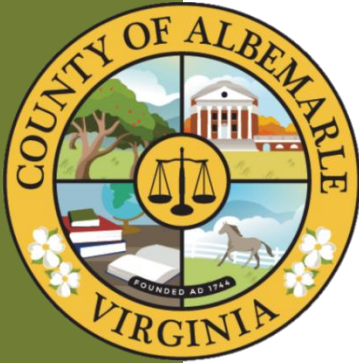
Mass Appraisal (Cont.)

Building Size ▴	Count ▾ ▹	Median A/S Ratio ▹	COD ▹
1,500 - 1,999	412	1.0003	4.62
2,000 - 2,499	377	0.9998	4.51
1,000 - 1,499	280	0.9982	5.69
2,500 - 2,999	215	1.0003	5.15
3,000 - 3,499	110	0.9997	5.36
3,500 - 3,999	47	1.0052	5.98
500 - 999	35	0.9498	9.47
4,000 - 4,499	26	0.9908	6.37
4,500 - 4,999	18	1.0234	5.48



Mass Appraisal (Cont.)

Assessing Dist	Count	Median A/S Ratio	COD
, North Pointe	54	0.9984	6.31
1, Townhouse - Old Trail	47	0.9988	3.21
1, Belvedere	40	0.9984	7.17
1, Townhouse - Old Trail Village	37	1.0014	3.83
, Townhouse Glenbrook at Foothill Crossing	32	0.9965	4.27
, Townhouse Brookhill Commons Villas	30	0.9996	3.25
1, Old Trail Village Single Fam	28	0.9980	6.62
, Townhouse - Berkmar Overlook	28	1.0014	2.18
, Townhouse - Sunset Overlook	28	1.0004	2.84



Review and Appeal Processes

Speak with the Appraiser

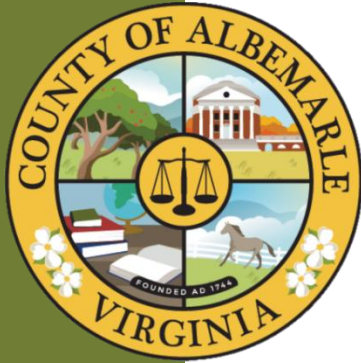
- Will explain the valuation process and share sales from the neighborhood
- Confirm property description
- Set up an inspection if necessary – may lead to a review request

Request a Review

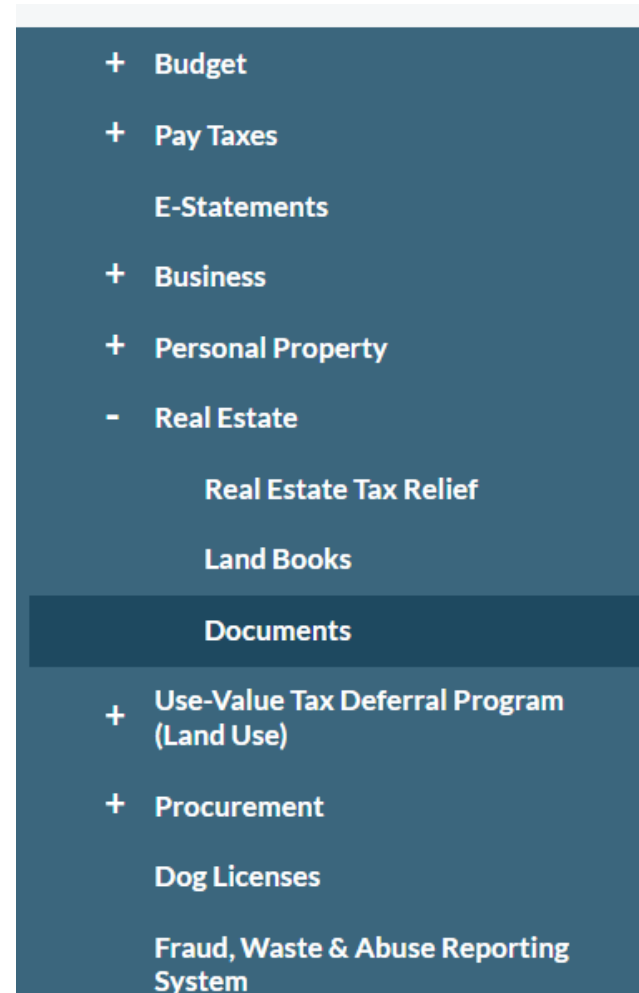
- Fill out and Sign a 2026 Real Estate Assessment Review Form – Must be submitted by March 2nd
- Provide a reason and support for why assessment is incorrect
- Allow an interior inspection of the property by staff
- Response with results will be in writing
- Results may include a reduction, increase or no change to the assessed value.

Board of Equalization (BOE) Appeal












- Fill out and sign a 2026 BOE Appeal Form – must be submitted by close of business March 30th (or 30 days after date of review results letter)
- BOE Appeal Form is only available by contacting our office
- BOE to begin hearings in May or June

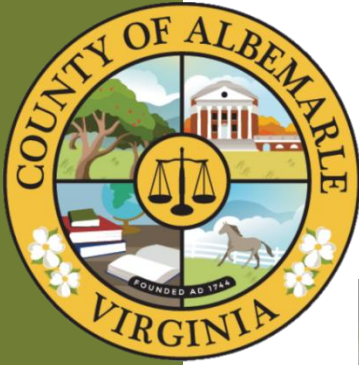


Resources on Albemarle.org

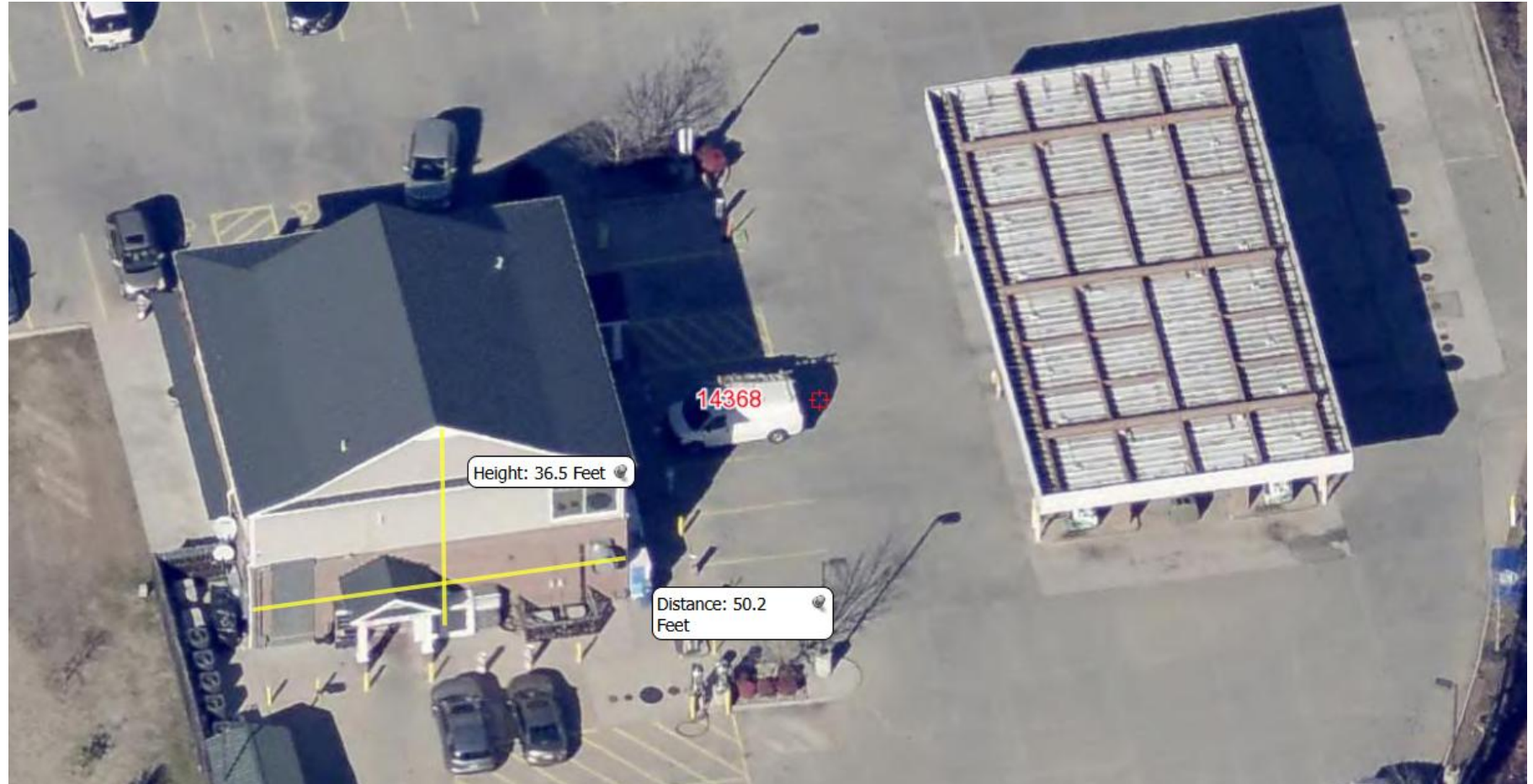


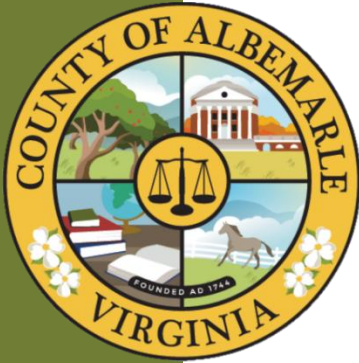
Documents

-  [2024 Complete Grade Guide](#)
-  [2025 Assessment FAQ Flyer](#)
-  [2025 Letter of Authorization](#)
-  [2025 Residential Valuation Model Description](#)
-  [Application for Veteran's Exemption](#)
-  [Change of Address Form](#)
-  [Killed in Action Exemption Application](#)
-  [Killed in the Line of Duty Exemption Application](#)
-  [RETR Application FILLABLE](#)
-  [Sales Validation Form fillable](#)
-  [VA Qualification Letter Sample](#)



Annual Property Reviews - In Person to Pictometry





General Information



528 New Parcels were created in 2025 from subdivision plats. We now have 50,472 total parcels.



Reassessment Notices will be mailed on January 23rd. Mailing will include an FAQ that explains the assessment process and a 'Why This Notice is Important' flyer.



The Land Book will be created in May, after the 2026 tax rate is set. Tax bills are based on the values in the land book.



GIS – The GIS Web is the Assessor's Office's portal to the public. A new system is under development that will add more capabilities and ease of use.



Land Use Update

Why is the Land Use Program Important

What is the Assessor's Office's Role

New Land Use Rates

Land Use Deferral Over Time

Rollback Taxes

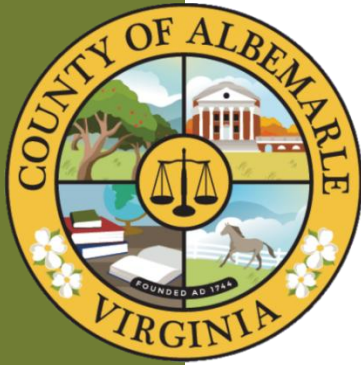
Application Deadlines

Land Use Rates (SLEAC)

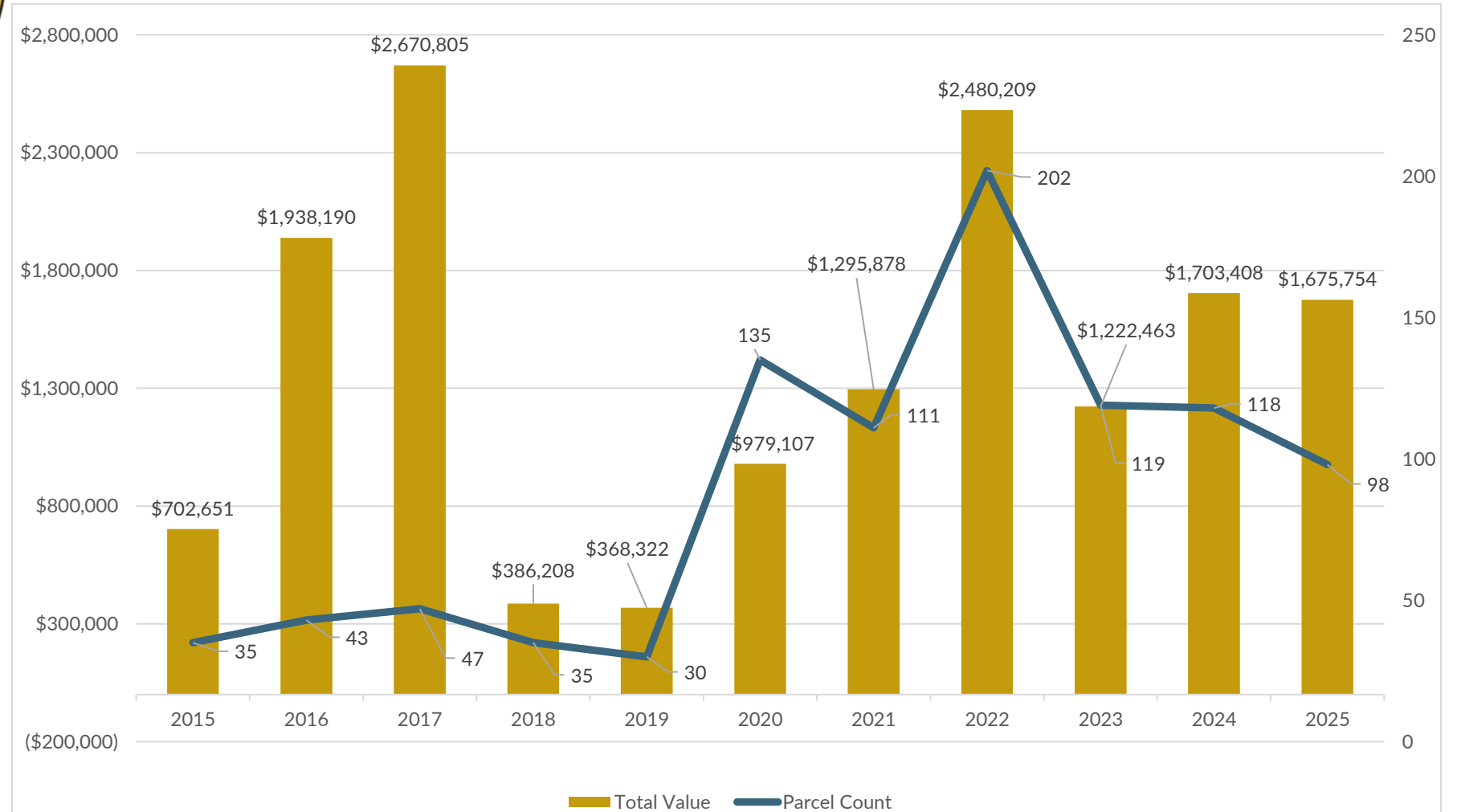
Category		State Soil Class	2026 Value/Acre	2025 Value/Acre	2024 Value/Acre	2023 Value/Acre
Agriculture/Horticulture/Open Space		I	\$630	\$550	\$590	\$630
		II	\$570	\$500	\$530	\$560
		III	\$420	\$370	\$390	\$420
		IV	\$340	\$310	\$310	\$330
		V	\$250	\$220	\$230	\$250
		VI	\$210	\$180	\$200	\$210
		VII	\$130	\$110	\$120	\$130
		VIII	\$40	\$40	\$40	\$40
Forestry		Excellent	\$516	\$537	\$536	\$554
		Good	\$486	\$504	\$521	\$517
		Average	\$332	\$335	\$354	\$347
		Non-Productive	\$75	\$75	\$75	\$75
SLEAC – State Land Evaluation Advisory Council						

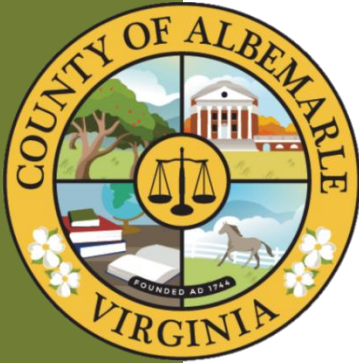
Use Value Parcels and Value Deferred

Tax Year	Parcels Under Land Use Program	Deferred Value	Deferred Taxes
2026	3,569	1,789,847,700	\$16,001,238
2025	3,736	1,753,663,500	\$15,677,752
2024	3,744	1,639,521,400	\$14,001,513
2023	3,938	1,632,536,200	\$13,941,859
2022	3,926	1,547,532,600	\$13,215,928
2021	4,219	1,576,836,500	\$13,466,183
2020	4,363	1,548,967,500	\$13,228,183
2019	4,503	1,529,568,400	\$13,062,514
* based on current tax rate		~184,100 acres currently qualified for land use	



Rollback Taxes

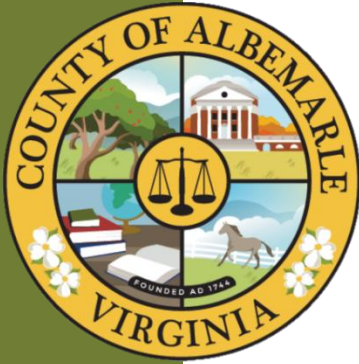




Land Use Application Deadlines – Part 1

Initial Deadlines:

- Owners had until November 1, 2025, to apply for land use with a \$125 application fee for the 2026 tax year.
- Applications received from November 2, 2025, to January 1, 2026, were accepted with a \$250 combined application and late fee.

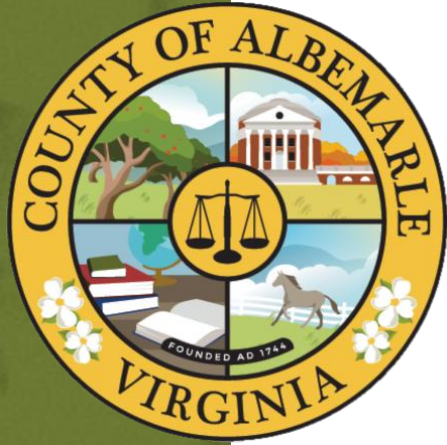


Land Use Application Deadlines – Part 2

Additional Contingent Deadlines:

To apply during these periods, the property must experience an increase in assessment for 2026 as indicated on the reassessment notice.

- Jan 23 to Feb 23 with a \$125 application fee.
- Feb 24 to April 23 with a \$250 combined application and late fee.



Questions?