



PUBLIC NOTICE REASSESSMENT

Brunswick County is required by Virginia State Code to reassess real property at least every four years to bring values back to fair market value (§58.1-3252). However, counties that have a population of 50,000 or less may elect to conduct reassessment every five or six years. Reassessment ultimately results in a new value being established for your property. Brunswick County hires an independent company to conduct the general reassessment. This company conducts the assessment independent of the Board of Supervisors and the Commissioner of the Revenue. The last general reassessment to establish fair market value for Brunswick County was effective January 1, 2018.

Brunswick County contracted with Pearson's Appraisal Service, Inc., at a cost of \$414,552 (17,223 parcels x \$24.00 per parcel), to assess all real estate parcels for the 2024 Tax Year. Pearson's staff visited properties over the last twelve months to collect the necessary data to complete this process. The 2024 Brunswick County real estate reassessment process is vitally important to maintain accurate, fair market values of real estate parcels across the county. The Supreme Court of Virginia requires real estate property to be assessed at 100% fair market value. According to Pearson's Appraisal:

- The real estate market has increased significantly since the 2018 reassessment, resulting in much higher values.
- The sole purpose of the reassessment is NOT to generate more revenue, it is to redistribute the tax based on the value of your property.
- The notices you received are NOT YOUR NEW TAX BILL.

The Reassessment process is as follows:

- A comprehensive sales study of parcels in the county is administered
- Each property is visited by a field inspector who verifies data and collects additional data
- The county is divided into smaller areas for market comparison. Throughout the process, neighborhood sales, land values, yearly appreciation/depreciation trends, and other data are analyzed.

- Data collection is entered into a mass appraisal system and accuracy is validated
- Geographic Information Systems mapping (GIS) is utilized by the appraisers and field technicians to view property lines, topography, open land vs. woodland, and waterfront
- A sales ratio study compares assessed values to surrounding market values
- When the reassessment is complete, property owners are notified and hearings with the appraisers will be held if requested.

Want to appeal? - Next Steps:

1. Appeal to the Real Estate Assessors:

If you disagree with your assessment, the first step is to **appeal to the Assessors employed by the Brunswick County Board of Supervisors by March 18, 2024** and they are responsible for reviewing questions regarding assessed value. Any request for change must be supported by reasons why assessed value is incorrectly represented. Please contact them at 434-848-8202 or 434-848-8203. *Please understand, the phone lines may be busy over the coming days so please be patient as they try to serve everyone.*

2. Appeal to the Board of Equalization

If you are unable to resolve your issue with the Assessors, the next step is to **appeal to the Board of Equalization (BOE) starting on April 15, 2024**. Brunswick County's BOE consists of 5 members who are appointed independently to determine if the assessed value is true to market value and equitable to similar properties (§58.1-3370). When filing a formal appeal, it is the responsibility of the property owner to show that the assessor has an error in the appraisal, by providing evidence that the appraised value does not reflect market value. Questions on this process can be directed to County Administration at 434-848-3107.

Property cards listing more detail related to your real estate property can be viewed on our website by visiting:

<https://eservices.brunswickco.com/applications/txapps/PropCardsIndex.htm>