

Board of Equalization

December 2015

Annual report of the Board of Equalization

Board Members: John Lowry, Chairman, Kevin Quick, Vice Chairman, Tammie Moses, Secretary, Steve Janes, Judy Savage and Nancy Fleischman

Meeting Frequency: The Board of Equalization (BOE) schedules meetings after the filing deadline of March 16th of the assessment year and concludes its duties by September 1st for appeals of the 2015 reassessment and December 31st for supplemental assessments. These dates are the same annually, and are mandated by County Code 15-1002 paragraph C. The BOE held 18 meetings on reassessment appeals and they have one appeal scheduled on supplemental assessments. The taxpayer has the option to appeal directly to the BOE or to first request an internal appeal by assessment staff and then regardless of the results may then appeal to the BOE.

Summary: The Board heard appeals on 168 properties owned by 35 different taxpayers. The requested market value reduction of all appeals was \$79,923,385, however, the Board's decisions amounted to total adjustments of \$11,054,500. This equals 13.8% of the requested total.

Weldon Cooper Center for Public Service includes a chapter on assessments in their annual Virginia Local Tax Rates manual. Not all of Virginia's 95 Counties allow appeal of assessments. Of those who do, Albemarle granted changes in size and amount not unlike other localities of similar parcel count and population. Only 168 parcels had a BOE hearing out of more than 43,000 taxable parcels in the County.

Challenges facing the Board include maintaining members who meet the experience requirements of Virginia Code and changes in legislation that effect the assessment of real estate and it's mandated duties.

Conclusion: The Board's priorities include serving the citizens of Albemarle County by insuring fair and equitable taxation and maintaining a process that is open and allows taxpayers an avenue to challenge their real estate assessment while protecting the integrity and equity of the overall tax base of the County.