



City Council Special Meeting January 29, 2026

**Location UPDATED to
ZOOM Virtual Meeting**

**Register to view at
www.charlottesville.gov/zoom**

~~CitySpace, 100 5th Street NE
Charlottesville, VA 22902~~

AGENDA

Juandiego R. Wade, Mayor
Natalie Oschrin, Vice Mayor
Jen Fleisher
Michael K. Payne
J. Lloyd Snook, III
Kyna Thomas, Clerk

UPDATE 1/28/26: This meeting has change to an electronic meeting on the Zoom platform location for this meeting has changed to the Zoom platform out of an abundance of caution during the during the State and locally declared State of Emergency.

6:00 PM - 8:00 PM BUDGET WORK SESSION - FY27 Budget Development

- I. Call to Order/Roll Call**
- II. Budget Work Session**

As data for budgeting changes frequently, the Department of Budget and Performance Measurement will make Fiscal Year 2027 budget development documentation, including presentations to City Council, available at the following web page by the time of the meeting:

<https://www.charlottesville.gov/169/Budget>.

- III. Adjournment**

~~This is an in-person meeting with an option for the public to view electronically by registering in advance for the Zoom webinar at www.charlottesville.gov/zoom. The meeting may also be viewed on the City's streaming platforms and local government Channel 10.~~

Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call (434) 987-1267 or submit a request via email to ada@charlottesville.gov. The City of Charlottesville requests that you provide 48 hours' notice so that proper arrangements may be made.



City Assessor's Office
PO Box 911, City Hall
Charlottesville, VA 22902
Telephone: 434-970-3136
Website: www.charlottesville.gov

Memo

To: Sam Sanders, City Manager
Cc: Chris Cullinan, Director of Finance
Chris Engel, Director of Economic Development

From: David Milton, City Assessor
RE: 2026 Real Estate Assessment
Date: January 26, 2026

The office of real estate is pleased to submit information for the 2026 reassessment.

The goal for the assessor's office is to assess the city's real property fairly and equitably. Property assessments are reviewed annually, utilizing recent sales data to provide current market valuations.

All real property owners will receive notice of their property values regardless of whether the value changed. The notices are to be mailed on January 29th, 2026. Assessor's office personnel will be available to discuss assessments with property owners on or before February 28th, 2026. Property owners may also request a hearing with the Board of Equalization following an administrative appeal.

Total taxable property increased from \$11,767,301,300 to \$12,205,639,500 which represents a total assessed value increase of \$438,338,200 or 3.73%. The reassessment of existing property increased by \$402,181,830 or 3.42%.

Exhibit 1 details the changes between residential and commercial property. The exhibit shows that existing residential property increased by a total of \$301,513,700 or 4.27%. Existing commercial property increased by \$100,668,130 or 2.14%

The average assessed value for taxable residential property is \$548,800. (4% increase)

I am also enclosing the following exhibits for your review.

Real Estate Assessment Information for 2026

I. Press release

II. Frequently asked questions

III. Exhibit Notes

IV. Assessment Information from Assessor

V. Exhibits



City Assessor's Office
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Press Release
January 26, 2026

The City's Assessor's Office has completed the 2026 reassessment. Of the 15,220 taxable properties, residential parcels increased by an average of 4.27%. Commercial properties (including apartments, retail, office, industrial, and vacant land) increased by an average of 2.14%.

When residential, commercial, and new construction are averaged together taxable properties in the city increased by 3.73% in 2026.

Additional details of this year's figures include:

- Residential properties
 - Assessments for existing residential property increased in value by 4.27%.
 - 90.25% of residential assessments increased in value, 2.87% decreased, and 6.88% did not change.
- Commercial properties
 - Assessments for existing commercial properties increased in value by 2.14%.
 - 62.01% of commercial assessments increased in value, 17.45% decreased, and 20.54% did not change.
- Combined existing residential and commercial property increased in value by 3.42%
- New construction value for 2026 is 0.31%.
- When new construction and reclassifications are added to the value of existing property, the total value of property in the city increased by four 3.72%.

General FAQ's about the City Assessor's Office and assessment process can be found under "City Assessor" homepage link at www.charlottesville.gov . Please call the City's Assessor's Office to schedule an in-person appointment at 434-970-3136, Monday – Friday, 8:00 a.m to 5:00 p.m.

Frequently Asked Questions - 2026 Assessments

What if a property owner has not received their reassessment notice?

Property owners who have not received a reassessment notice by February 9th or have questions are encouraged to call the City Assessor's Office. Property owners wishing to discuss their assessments for 2026 must do so before February 28th, 2026, to be eligible for a review for the 2026 assessment. The City Assessor's Office business hours are from 8:00 a.m. to 5:00 p.m. The telephone number is 434-970-3136. Assessments are accessible on the city's online GIS viewer at <https://gisweb.charlottesville.org/GISViewer/>. Appeal forms are online at <https://www.charlottesville.gov/210/City-Assessor>.

How does the property owner appeal an assessment?

Once assessments are mailed, a property owner has 30 days to appeal the assessment. The property owner may speak to an appraiser and, if necessary, schedule an inspection of the property. After this, if a dispute still exists, the property owner may appeal to the Board of Equalization (BOE). The three-person board, appointed by the Circuit Court, is composed of city property owners. The board may affirm, reduce, or raise the assessment. Appeal forms are available online and hard copies are available at the City Assessor's Office.

If the property owner disagrees with the board's decision, they may appeal to the Circuit Court. Please call the City's Assessor's Office at 434-970-3136 with any questions related to the assessment values.

Does the city offer any programs for financial assistance?

Charlottesville residents are encouraged to apply for real estate tax relief for the elderly or disabled persons. Anyone 65 years of age and older, with an annual income of \$62,100 or less, may qualify. Persons under 65 years of age who are permanently and totally disabled may also qualify. Elderly or disabled renters are also encouraged to apply for rent relief. Elderly or disabled renters who are 65 age or older, or are permanently and totally disabled, with an annual income of \$62,100 or less, and a net worth of \$125,000 or less, may qualify. Applicants have until April 1st, 2026 to apply for the real estate tax relief program and until May 1st, 2026 to apply for the rent relief program.

Applications for the Charlottesville Homeowner Assistance Program (CHAP)* are mailed in early July 2026. The deadline to apply is September 1st, 2026. To apply, please contact the Charlottesville Commissioner of Revenue's Office at 434-970-3160 or visit <https://www.charlottesville.gov/1345/Commissioner-of-Revenue>.

*CHAP requires yearly reauthorization by City Council.

How much tax relief has been given in the past?

In 2025, 519 applicants qualified for elderly and disabled tax relief program, with an average relief of \$3,800. A total of 296 applicants qualified for CHAP, with grant amounts varying from \$1,000 to \$2,500.

Exhibit Notes:

Exhibit I: Indicates the reassessment change for taxable residential and commercial properties.

Exhibit II: Indicates the percentage change in value by neighborhood for taxable and exempt properties for the current and four preceding years.

Exhibit III: Reflects the parcel count percentage change and average assessed value by neighborhood of taxable and exempt properties.

Exhibit IV: Reflects assessments and new construction trends over a 10-year period.

Exhibit V: Indicates the total assessed value after building permits and appeals of taxable properties by year for 10 years.

Exhibit VI: Reflects residential, commercial, and exempt properties stratified by value ranges.

EXHIBIT I
Assessment Changes
Tax Year 2026

	Residential	Commercial	Total
Assessment Values 2025	\$7,055,290,600	\$4,675,169,000	\$11,730,459,600
Adjustments (appeals, corrections, etc.)	\$2,979,500	\$33,862,200	\$36,841,700
Revised Values 2025	\$7,058,270,100	\$4,709,031,200	\$11,767,301,300
Increases (Decreases) for 2026			
General Reassessment	\$301,513,700	\$100,668,130	\$402,181,830
% Change from Reassessment	4.27%	2.14%	3.42%
New Construction	\$33,249,500	\$2,906,870	\$36,156,370
% Change from New Construction	0.47%	0.06%	0.31%
Total Increase (Decrease)	\$334,763,200	\$103,575,000	\$438,338,200
% Change Before Reclassification	4.74%	2.21%	3.73%
New Total 2026	\$7,393,033,300	\$4,812,606,200	\$12,205,639,500
Reclassification (Taxable to Non-Taxable)	(\$114,300)	\$70,100	(\$44,200)
% Change from Reclassification	0.00%	0.00%	0.00%
Total Assessed Values 2026	\$7,392,919,000	\$4,812,676,300	\$12,205,595,300
General Reassessment	4.74%	2.20%	3.72%

Reported percentage change compares taxable 2026 values to revised taxable 2025 values.

EXHIBIT II
Five-Year Assessment History by Neighborhood
Due to General Reassessment
Tax Years 2022-2026

RESIDENTIAL NEIGHBORHOOD	2026 % Change	2025 % Change	2024 % Change	2023 % Change	2022 % Change
1 (Angus Road Area)	1.66	11.55	4.10	12.01	5.26
2 (Birdwood/Hillcrest Road)	0.87	8.04	2.20	11.83	28.50
3 (Towles/Merryden/Ivy Terrace)	11.48	11.44	7.92	14.71	15.72
4 (University/Maury Hills)	2.67	11.89	1.85	12.67	17.75
5 (Fry's Spring)	3.89	7.04	7.01	12.83	10.45
6 (Azalea Gardens/Green Valley)	4.24	13.90	3.58	10.39	9.79
7 (JPA/Shamrock Road)	2.77	4.68	3.47	17.38	11.48
7CR (Cooper's Row) ¹	-	-	-	-	-
7H (Huntley)	2.57	4.09	4.05	8.75	9.25
8 (Johnson Village)	3.65	5.38	4.58	14.70	11.05
9 (Ridge Street)	6.55	6.83	6.30	11.41	10.08
9B (Burnet Commons)	3.49	4.03	6.81	5.56	13.20
9C (Brookwood Carter View)	5.30	3.35	6.99	6.60	14.08
10 (Fifeville)	4.89	7.58	5.35	18.74	9.98
11 (Venable/Page/10th Street)	9.16	15.16	3.44	13.29	12.64
12 (Rugby)	1.56	6.11	8.13	13.41	6.39
13 (Venable)	11.35	10.88	8.48	6.75	7.24
14 (Meadowbrook Hills)	8.17	7.01	2.69	11.79	5.91
15 (Rutledge)	2.23	8.36	5.29	15.19	8.40
16 (Greenbrier)	2.29	6.14	7.86	8.98	16.11
17 (Greenleaf Terrace/Rose Hill/Rugby Hills)	4.86	9.97	3.54	14.25	14.88
18 (Rose Hill/Forrest Street)	7.71	10.44	2.59	20.67	18.49
19 (North Downtown)	3.67	8.96	4.33	6.56	6.22
20 (IX/Belmont)	11.86	7.47	5.13	16.19	11.47
21 (Carlton/Belmont)	2.21	4.32	7.02	20.49	13.58
22 (Belmont)	3.77	9.27	8.10	4.57	14.53
22S (Stonehenge Extended)	3.67	10.61	5.51	16.99	1.68
23 (Little High Street/East Jefferson Street)	2.49	9.75	6.61	13.55	4.37
23CT (Coal Tower)	-6.05	15.74	0.95	2.86	2.26
24 (Woolen Mills)	4.62	5.61	6.21	8.08	12.99
25 (Locust Grove)	0.68	9.26	7.07	14.92	15.63
26 (Locust Grove Extended)	3.02	7.81	5.75	13.90	15.35
26C (St. Charles Place)	13.10	13.93	4.10	6.31	5.89
27 (Woodhayven)	3.61	9.20	12.62	10.23	19.30
28 (Holmes/North Avenue Area)	3.90	8.10	2.41	8.46	17.16
28AW (Ashby Place/Wilder)	3.64	10.38	3.97	4.18	7.02

EXHIBIT II
Five-Year Assessment History by Neighborhood
Due to General Reassessment
Tax Years 2022-2026

RESIDENTIAL NEIGHBORHOOD CONTINUED	2026 % Change	2025 % Change	2024 % Change	2023 % Change	2022 % Change
29 (Orangedale)	2.13	12.47	18.70	6.93	24.63
30 (Willoughby)	6.47	12.83	6.11	4.27	7.83
40 (Davis Avenue/Marshall Street Area)	3.13	5.56	5.09	10.07	4.96
43 (Forest Hills)	2.34	6.27	2.72	13.23	11.88
53 (North Belmont)	5.03	10.53	6.92	10.20	11.67
54 (North Belmont Condos)	4.26	1.44	5.24	11.68	31.21
55 (Melbourne Condos)	2.46	16.37	6.19	9.06	15.16
56 (Old 5th Circle)	2.63	5.51	3.30	17.70	11.36
57 (Overlook Condos)	2.20	3.89	7.49	9.58	7.26
61 (Walker Square Condos)	0.09	9.51	5.44	15.59	0.00
62 (JPA Condos)	19.91	5.25	14.34	8.85	9.93
63 (Holsinger Condos)	3.16	4.11	0.23	6.25	13.24
64 (Cherry Hill)	3.47	7.95	3.41	6.72	9.63
65 (Downtown Condos)	2.11	3.59	1.62	7.20	10.68
66 (Johnson Village New Addition)	2.14	5.93	9.90	13.66	6.35
70 (Rockcreek Condos)	4.77	5.45	3.57	5.91	10.69
71 (Lewis & Clark Condos) ²	1.65	4.45	0.62	6.17	11.11
72 (Lochlyn Hills)	6.92	10.03	5.74	8.54	4.42
73 (Belmont Station)	4.92	0.86	4.21	7.99	16.29
74 (Druid Avenue Condos)	-0.83	10.16	5.40	8.83	10.06
RESIDENTIAL AVERAGE	4.26	8.12	5.49	10.87	11.50

EXHIBIT II
Five-Year Assessment History by Neighborhood
Due to General Reassessment
Tax Years 2022-2026

COMMERCIAL NEIGHBORHOOD	2026 % Change	2025 % Change	2024 % Change	2023 % Change	2022 % Change
32 (Preston Avenue)	1.81	7.33	6.72	16.20	0.72
33 (Court Square & Central Business District)	4.48	2.05	0.72	15.58	2.18
34A (UVA Area Apartments)	9.95	8.76	4.05	9.81	3.35
34B (West Side Apartments)	11.64	4.44	6.30	9.04	8.71
34C (East Side Apartments)	9.04	6.99	1.00	11.73	8.83
34D (Downtown Apartments)	8.17	4.69	0.74	18.38	3.44
36 (West Main)	7.81	-1.84	1.08	25.55	4.96
37 (29 North & Ivy Road)	0.45	21.56	4.87	9.42	2.78
38 (Light Industry & Harris Street)	0.62	20.74	3.42	12.14	0.75
39 (UVA Commercial/Residential)	0.51	11.20	-0.92	17.99	0.62
41 (Fraternities)	-0.79	3.67	3.37	0.00	-1.05
44 (Cherry Avenue)	1.19	30.71	1.59	30.81	1.28
45 (5th Street Extended)	1.55	-0.83	4.45	8.96	6.46
46 (Belmont Commercial)	1.49	16.00	1.03	28.20	7.03
47 (River Road)	2.18	4.92	0.55	14.93	0.27
48 (High Street)	-0.07	1.64	-1.46	15.59	2.43
49 (Market Street)	5.67	12.30	2.35	10.91	1.92
50 (Carlton Commercial)	0.34	15.89	-0.52	20.52	0.85
51 (Rose Hill Commercial)	1.13	8.06	4.46	19.55	0.75
52 (Fry's Spring Commercial)	-4.38	1.95	1.37	29.57	3.21
67 (Office Condos)	2.38	1.35	0.00	26.26	-0.19
COMMERCIAL AVERAGE	3.10	8.65	2.15	16.72	2.82
CITYWIDE AVERAGE	3.94	8.26	4.57	12.48	9.10

Note: Exhibit II includes both taxable and exempt properties.

¹ New neighborhood for 2026.

² Neighborhood has both residential and commercial assessment values.

EXHIBIT III - 2026 ASSESSMENT CHANGES

Due to General Reassessment
with Parcel Counts by Neighborhood

RESIDENTIAL NEIGHBORHOOD	PARCEL COUNT	PERCENT CHANGE GENERAL REASSESSMENT	2026 AVERAGE ASSESSED VALUE
1 (Angus Road Area)	204	1.66	\$371,100
2 (Birdwood/Hillcrest Road)	57	0.87	\$489,200
3 (Towles/Merryden/Ivy Terrace)	252	11.48	\$1,134,000
4 (University/Maury Hills)	449	2.67	\$545,400
5 (Fry's Spring)	393	3.89	\$518,800
6 (Azalea Gardens/Green Valley)	564	4.24	\$450,000
7 (JPA/Shamrock Road)	531	2.77	\$511,000
7CR (Cooper's Row) ¹	76	-	\$18,800
7H (Huntley)	115	2.57	\$549,300
8 (Johnson Village)	211	3.65	\$508,200
9 (Ridge Street)	272	6.55	\$356,000
9B (Burnet Commons)	131	3.49	\$526,600
9C (Brookwood Carter View)	203	5.30	\$531,800
10 (Fifeville)	541	4.89	\$419,300
11 (Venable/Page/10th Street)	493	9.16	\$463,200
12 (Rugby)	338	1.56	\$1,281,000
13 (Venable)	242	11.35	\$470,800
14 (Meadowbrook Hills)	210	8.17	\$1,551,300
15 (Rutledge)	583	2.23	\$815,600
16 (Greenbrier)	350	2.29	\$562,200
17 (Greenleaf Terrace/Rose Hill/Rugby Hills)	742	4.86	\$672,900
18 (Rose Hill/Forrest Street)	154	7.71	\$301,500
19 (North Downtown)	725	3.67	\$803,500
20 (IX/Belmont)	281	11.86	\$447,400
21 (Carlton/Belmont)	696	2.21	\$329,300
22 (Belmont)	760	3.77	\$422,600
22S (Stonehenge Extended)	26	3.67	\$665,100
23 (Little High Street/East Jefferson Street)	154	2.49	\$525,600
23CT (Coal Tower)	26	-6.05	\$1,483,200
24 (Woolen Mills)	515	4.62	\$439,100
25 (Locust Grove)	317	0.68	\$713,200
26 (Locust Grove Extended)	424	3.02	\$527,300
26C (St. Charles Place)	24	13.10	\$626,700
27 (Woodhayven)	119	3.61	\$443,200
28 (Holmes/North Avenue Area)	197	3.90	\$474,800
28AW (Ashby Place/Wilder)	27	3.64	\$575,100

EXHIBIT III - 2026 ASSESSMENT CHANGES

Due to General Reassessment
with Parcel Counts by Neighborhood

RESIDENTIAL NEIGHBORHOOD CONTINUED	PARCEL COUNT	PERCENT CHANGE GENERAL REASSESSMENT	2026 AVERAGE ASSESSED VALUE
29 (Orangedale)	298	2.13	\$265,200
30 (Willoughby)	53	6.47	\$425,300
40 (Davis Avenue/Marshall Street Area)	106	3.13	\$640,900
43 (Forest Hills)	325	2.34	\$394,200
53 (North Belmont)	309	5.03	\$633,000
54 (North Belmont Condos)	47	4.26	\$654,900
55 (Melbourne Condos)	53	2.46	\$440,100
56 (Old 5th Circle)	47	2.63	\$377,800
57 (Overlook Condos)	48	2.20	\$217,500
61 (Walker Square Condos)	226	0.09	\$351,900
62 (JPA Condos)	234	19.91	\$295,900
63 (Holsinger Condos)	17	3.16	\$1,139,000
64 (Cherry Hill)	118	3.47	\$515,700
65 (Downtown Condos)	151	2.11	\$818,300
66 (Johnson Village New Addition)	37	2.14	\$859,200
70 (Rockcreek Condos)	25	4.77	\$385,700
71 (Lewis & Clark Condos) ²	24	1.65	\$734,000
72 (Lochlyn Hills)	120	6.92	\$802,200
73 (Belmont Station)	41	4.92	\$513,600
74 (Druid Avenue Condos)	19	-0.83	\$350,200
TOTAL RESIDENTIAL PARCEL COUNT	13,700		
TOTAL RESIDENTIAL AVERAGE ASSESSED VALUE			\$577,500

EXHIBIT III - 2026 ASSESSMENT CHANGES

Due to General Reassessment
with Parcel Counts by Neighborhood

COMMERCIAL NEIGHBORHOOD	PARCEL COUNT	PERCENT CHANGE GENERAL REASSESSMENT	2026 AVERAGE ASSESSED VALUE
32 (Preston Avenue)	108	1.81	\$2,553,800
33 (Court Square & Central Business District)	427	4.48	\$2,750,000
34A (UVA Area Apartments)	184	9.95	\$6,613,700
34B (West Side Apartments)	22	11.64	\$3,164,500
34C (East Side Apartments)	43	9.04	\$3,365,900
34D (Downtown Apartments)	23	8.17	\$3,245,600
36 (West Main)	193	7.81	\$12,130,100
37 (29 North & Ivy Road)	221	0.45	\$6,437,400
38 (Light Industry & Harris Street)	72	0.62	\$1,340,600
39 (UVA Commercial/Residential)	23	0.51	\$5,176,000
41 (Fraternities)	49	-0.79	\$1,202,100
44 (Cherry Avenue)	53	1.19	\$3,131,200
45 (5th Street Extended)	21	1.55	\$2,040,400
46 (Belmont Commercial)	158	1.49	\$1,668,400
47 (River Road)	32	2.18	\$1,988,200
48 (High Street)	223	-0.07	\$1,224,300
49 (Market Street)	89	5.67	\$2,188,900
50 (Carlton Commercial)	30	0.34	\$1,879,300
51 (Rose Hill Commercial)	31	1.13	\$2,133,800
52 (Fry's Spring Commercial)	23	-4.38	\$5,363,200
67 (Office Condos)	19	2.38	\$1,121,000
TOTAL COMMERCIAL PARCEL COUNT	2,044		
TOTAL COMMERCIAL AVERAGE ASSESSED VALUE			\$3,367,500

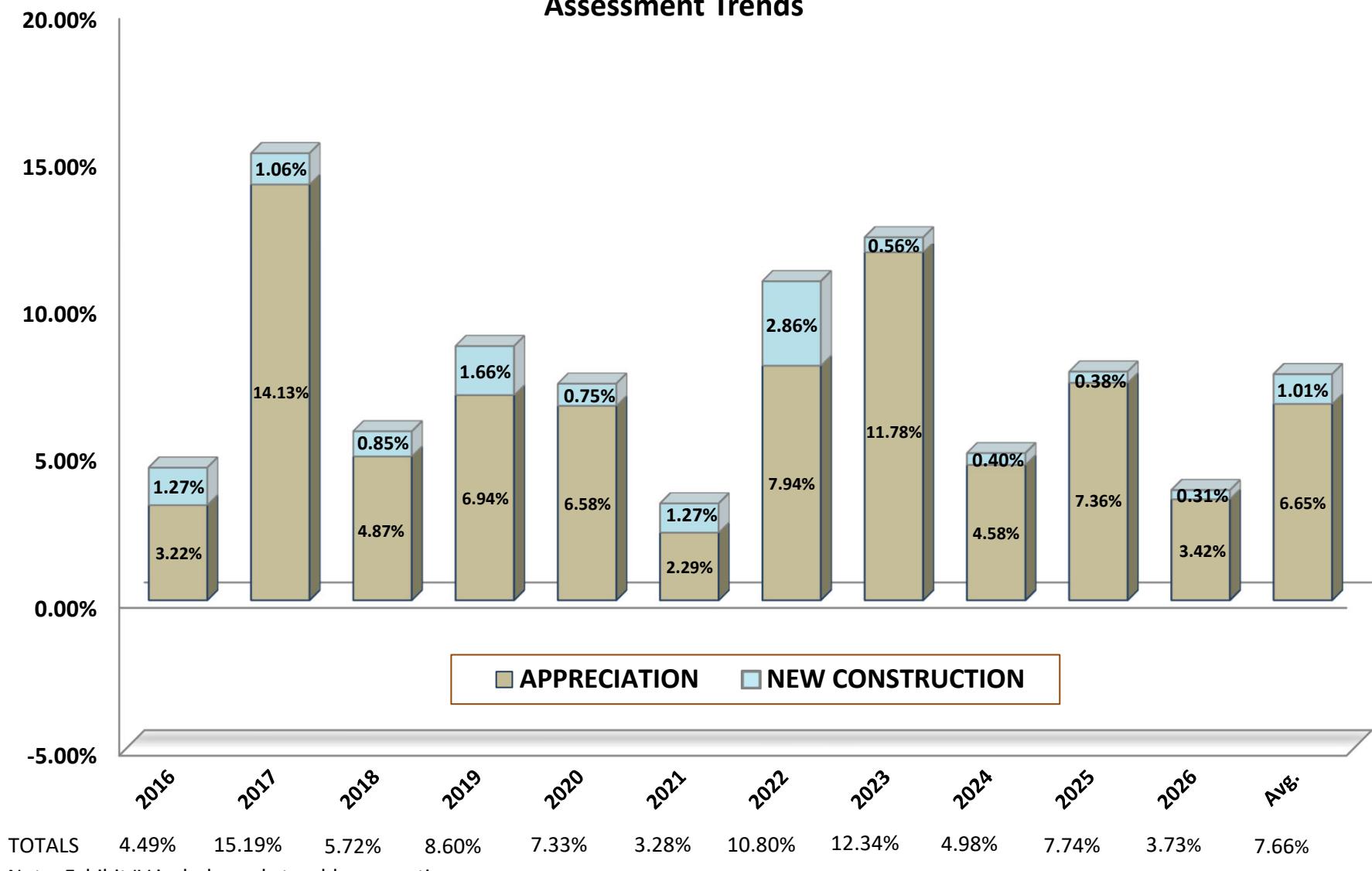
Note: Exhibit III includes both taxable and exempt properties.

¹ New neighborhood for 2026.

² Neighborhood has both residential and commercial assessment values.

EXHIBIT IV

Assessment Trends



Note: Exhibit IV includes only taxable properties.

Exhibit V
Assessed Real Estate Values
Residential/Commercial
Tax Years 2016 - 2026

Total Assessments

Tax Year	Residential	Commercial	Total	\$ Increase (Decrease)	% Increase
2016 ¹	\$3,622,619,200	\$2,359,873,700	\$5,982,492,900	\$139,222,400	2.50%
2016 ²	\$3,623,090,200	\$2,360,183,100	\$5,983,273,300	\$780,400	0.01%
2017 ¹	\$3,791,491,920	\$3,097,905,000	\$6,889,396,920	\$906,123,620	15.14%
2017 ²	\$3,791,443,320	\$2,927,665,400	\$6,719,108,720	(\$170,288,200)	-2.47%
2018 ¹	\$4,063,363,224	\$3,027,226,000	\$7,090,589,224	\$371,480,504	5.53%
2018 ²	\$4,051,878,124	\$3,015,090,600	\$7,066,968,724	(\$23,620,500)	-0.33%
2019 ¹	\$4,443,561,700	\$3,222,482,700	\$7,666,044,400	\$599,075,676	8.48%
2019 ²	\$4,438,803,300	\$3,211,832,000	\$7,650,635,300	(\$15,409,100)	-0.20%
2020 ¹	\$4,640,040,000	\$3,563,084,000	\$8,203,124,000	\$552,488,700	7.22%
2020 ²	\$4,634,523,500	\$3,550,706,100	\$8,185,229,600	(\$17,894,400)	-0.22%
2021 ¹	\$4,867,058,200	\$3,586,348,400	\$8,453,406,600	\$268,177,000	3.28%
2021 ²	\$4,861,214,400	\$3,547,689,600	\$8,408,904,000	(\$44,502,600)	-0.53%
2022 ¹	\$5,486,229,100	\$3,827,991,100	\$9,314,220,200	\$905,316,200	10.77%
2022 ²	\$5,486,199,200	\$3,825,982,800	\$9,312,182,000	(\$2,038,200)	-0.02%
2023 ¹	\$6,141,482,900	\$4,319,259,300	\$10,460,742,200	\$1,148,560,200	12.33%
2023 ²	\$6,135,508,500	\$4,268,407,000	\$10,403,915,500	(\$56,826,700)	-0.54%
2024 ¹	\$6,500,411,700	\$4,423,514,500	\$10,923,926,200	\$520,010,700	5.00%
2024 ²	\$6,496,706,800	\$4,390,854,900	\$10,887,561,700	(\$36,364,500)	-0.33%
2025 ¹	\$7,055,290,600	\$4,675,169,000	\$11,730,459,600	\$842,897,900	7.74%
2025 ²	\$7,058,270,100	\$4,709,031,200	\$11,767,301,300	\$36,841,700	0.31%
2026 ¹	\$7,392,919,000	\$4,812,676,300	\$12,205,595,300	\$438,294,000	3.72%

Note: Exhibit V includes only taxable properties.

¹ Figures shown reflect values due to general reassessment, new construction and building permits.

² Value changes prior to 2017 include changes in value due to substantially complete building permits, appeals, adjustments, and corrections. Value changes 2017 to present only include changes due to appeals, adjustments, and corrections.

New Construction Only

Tax Year	Residential	Commercial	Total
2016	\$18,120,000	\$54,350,900	\$72,470,900
2017	\$17,950,200	\$45,689,100	\$63,639,300
2018	\$19,974,854	\$36,809,266	\$56,784,120
2019	\$41,209,900	\$76,218,800	\$117,428,700
2020	\$36,088,700	\$21,358,100	\$57,446,800
2021	\$38,235,000	\$42,553,400	\$80,788,400
2022	\$56,562,200	\$183,697,700	\$240,259,900
2023	\$23,588,500	\$28,434,900	\$52,023,400
2024	\$19,655,000	\$22,258,800	\$41,913,800
2025	\$26,977,700	\$14,650,500	\$41,628,200
2026	\$33,249,500	\$2,906,870	\$36,156,370

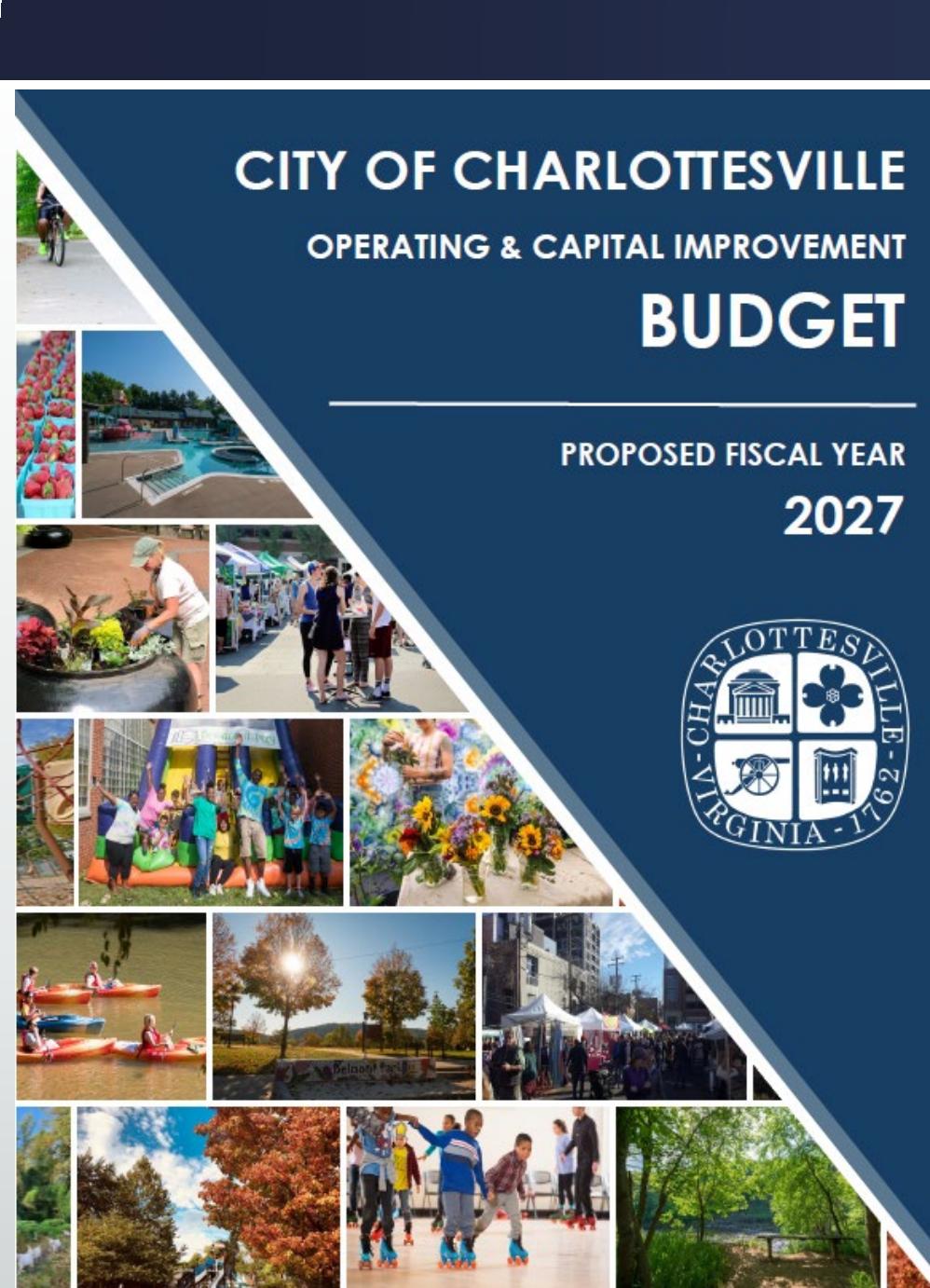
EXHIBIT VI - 2026
ASSESSMENT INFORMATION
by Value Range
01/29/2026

RESIDENTIAL							COMMERCIAL							EXEMPT							
TOTAL ¹			VACANT		IMPROVED		TOTAL ¹			VACANT		IMPROVED		EDUCATIONAL ¹			OTHER ¹		TOTAL ¹		
#	ASSESSED VALUES	#	ASSESSED VALUES	#	ASSESSED VALUES	#	ASSESSED VALUES	#	ASSESSED VALUES	#	ASSESSED VALUES	#	ASSESSED VALUES	#	ASSESSED VALUES	#	ASSESSED VALUES	#	ASSESSED VALUES	#	ASSESSED VALUES
< 50K	220	\$3,015,200	219	\$3,009,200	1	\$6,000	21	\$209,100	19	\$134,900	2	\$74,200	0	\$0	25	\$458,300	25	\$458,300	0	\$0	
50-99K	95	\$6,902,700	88	\$6,315,300	7	\$587,400	14	\$1,090,100	8	\$645,100	6	\$445,000	0	\$0	40	\$3,042,300	40	\$3,042,300	0	\$0	
100-149K	309	\$39,177,500	189	\$23,424,600	120	\$15,752,900	32	\$4,080,500	18	\$2,248,700	14	\$1,831,800	3	\$377,600	50	\$6,116,600	53	\$6,494,200	2	\$329,600	
150-199K	193	\$33,845,500	88	\$15,052,700	105	\$18,792,800	38	\$6,714,800	17	\$2,947,400	21	\$3,767,400	1	\$202,500	6	\$1,314,100	7	\$1,516,600	1	\$202,500	
200-249K	460	\$108,423,300	21	\$4,699,700	439	\$103,723,600	48	\$10,858,400	16	\$3,683,000	32	\$7,175,400	2	\$540,000	10	\$2,842,600	12	\$3,382,600	0	\$0	
250-299K	975	\$268,093,100	14	\$3,849,000	961	\$264,244,100	67	\$18,274,500	16	\$4,289,500	51	\$13,985,000	3	\$1,149,300	20	\$7,642,500	23	\$8,791,800	0	\$0	
300-349K	1083	\$352,777,700	18	\$5,943,800	1,065	\$346,833,900	61	\$19,835,700	4	\$1,298,400	57	\$18,537,300	0	\$0	20	\$6,375,500	20	\$6,375,500	0	\$0	
350-399K	1144	\$430,776,200	8	\$3,057,300	1,136	\$427,718,900	67	\$25,352,300	10	\$3,849,900	57	\$21,502,400	3	\$971,500	15	\$7,176,100	17	\$8,147,600	2	\$29,763,200	
400-449K	1560	\$662,672,900	4	\$1,727,500	1,556	\$660,945,400	74	\$31,442,600	5	\$2,093,500	69	\$29,349,100	0	\$0	7	\$3,730,700	7	\$3,730,700	0	\$0	
450-499K	1448	\$686,170,500	3	\$1,466,500	1,445	\$684,704,000	63	\$29,763,200	9	\$4,245,200	54	\$25,518,000	2	\$1,156,700	4	\$2,248,500	6	\$3,405,200	0	\$0	
500-549K	1132	\$592,472,800	2	\$1,033,300	1,130	\$591,439,500	41	\$21,634,700	3	\$1,573,400	38	\$20,061,300	1	\$657,200	9	\$6,099,300	10	\$6,756,500	41	\$23,665,100	
550-599K	905	\$519,129,100	0	\$0	905	\$519,129,100	41	\$23,665,100	1	\$574,600	40	\$23,090,500	4	\$2,852,500	4	\$2,893,200	8	\$5,745,700	0	\$0	
600-649K	709	\$442,663,700	1	\$620,500	708	\$442,043,200	42	\$26,291,700	4	\$2,550,900	38	\$23,740,800	1	\$779,500	5	\$3,853,500	6	\$4,633,000	0	\$0	
650-699K	582	\$391,696,700	0	\$0	582	\$391,696,700	49	\$33,074,000	3	\$2,003,400	46	\$31,070,600	3	\$2,432,300	2	\$1,638,300	5	\$4,070,600	0	\$0	
700-749K	437	\$316,603,800	1	\$712,800	436	\$315,891,000	50	\$36,102,400	1	\$700,200	49	\$35,402,200	1	\$875,200	1	\$897,300	2	\$1,772,500	0	\$0	
750-799K	319	\$246,830,400	0	\$0	319	\$246,830,400	43	\$33,366,300	0	\$0	43	\$33,366,300	1	\$969,200	2	\$1,955,500	3	\$2,924,700	0	\$0	
800-849K	250	\$206,224,500	0	\$0	250	\$206,224,500	47	\$38,852,300	1	\$839,500	46	\$38,012,800	95	\$1,643,428,300	143	\$2,130,799,500	238	\$3,774,227,800	0	\$0	
850-899K	234	\$204,708,200	0	\$0	234	\$204,708,200	56	\$48,934,300	1	\$851,800	55	\$48,082,500	1,748	\$4,812,676,300	160	\$90,254,400	1,588	\$4,722,421,900	1,748	\$4,812,676,300	
900-949K	166	\$153,269,200	0	\$0	166	\$153,269,200	40	\$37,140,400	0	\$0	40	\$37,140,400	32	\$31,236,500	2	\$1,949,600	30	\$29,286,900	822	\$4,334,757,400	
950-999K	170	\$165,669,600	0	\$0	170	\$165,669,600	32	\$31,236,500	2	\$1,949,600	30	\$29,286,900	800	\$53,775,400	800	\$4,280,982,000	800	\$4,280,982,000	800	\$53,775,400	
1 Million +	1081	\$1,561,796,400	2	\$2,426,100	1,079	\$1,559,370,300	1,748	\$4,812,676,300	160	\$90,254,400	1,588	\$4,722,421,900	1,748	\$4,812,676,300	160	\$90,254,400	1,588	\$4,722,421,900	1,748	\$4,812,676,300	
	13,472	\$7,392,919,000	658	\$73,338,300	12,814	\$7,319,580,700															

¹ Includes vacant and improved parcels

Taxable Parcels	
Average Assessed Value	
Residential:	\$548,761.80
Commercial:	\$2,753,247.31
Assessed Values	
Residential:	\$7,392,919,000
Commercial:	\$4,812,676,300
Total:	\$12,205,595,300
Parcel Count	
Residential:	13,472
Commercial:	1,748
Total:	15,220

Exempt Parcels	
Average Assessed Value	
Exempt Educational:	\$13,691,912.40
Exempt Other:	\$5,465,878.66
Assessed Values	
Exempt Educational:	\$1,656,721,400
Exempt Other:	\$2,202,749,100
Total:	\$3,859,470,500
Parcel Count	
Exempt Educational:	121
Exempt Other:	403
Total:	524



CITY OF CHARLOTTESVILLE OPERATING & CAPITAL IMPROVEMENT BUDGET

PROPOSED FISCAL YEAR
2027



Budget Work Session

January 29, 2026



Agenda

- Budget Guidelines and Financial Policies
- 2026 Real Estate Assessment
- First Glance at FY 2027 Revenue Projections
- Budget Drivers
 - Affordable Housing Questions – drive CIP and Debt Service
 - Schools – Impact of Request vs Formula
 - Transit – how many drivers? 10 drivers (68% - \$1.2M City, 32% County - \$1M)
- Tax Rate Discussion and Advertisement



Budget Guidelines

1. Review major local tax rates annually
2. Develop operational budgets within projected available revenues
3. Provide sufficient funding to staff operations to meet the priorities of management and Council
4. Incorporate the Council's Strategic Plan Outcome Areas
5. Allocate at least 40% of new City real estate and property tax revenue to schools
6. Invest strategically in employees by providing adequate pay and benefits
7. Continue to conduct and fund outside non-profit agencies through the Vibrant Community Fund process
8. Continue to develop and fund Intergovernmental & Fundamental Agreements that support the indirect operations of the local jurisdiction through designated allocations
9. Transfer at least 3% of general fund expenditures to the Capital Improvement Fund (CIP)



Financial Policies

- 1. Maintain a minimum General Fund balance of at least 14% of General Fund budget.** This policy provides the City with sufficient working capital and a margin of financial safety to address unforeseen, one-time expenditure emergencies or significant unforeseen declines in revenues in a specific fiscal year. In the event of a drawdown, the reserve must be replenished to the 14% level within three years.
- 2. Maintain a minimum Downturn Reserve Fund balance of no less than 3% of General Fund budget.** Drawdown of this reserve can occur in the event that revenues decline by more than 1.5% of current fiscal year estimate and will be limited to less than half of the balance of the Downturn Reserve Fund. In the event of a drawdown, the reserve must be replenished to the 3% level within three years.
- 3. Maintain sufficient working capital in the utility funds (Water, Wastewater, Gas, Stormwater).**



Financial Policies (cont'd)

4. **Stabilize all non-general funds by ensuring they have a positive fund balance.**
5. **Debt service as a percentage of the general fund total expenditure budget has a ceiling of 10%, with a target of 9%.** In calculating compliance with this ratio, the City will exclude debt serviced by dedicated revenues, i.e. self-supporting debt.
6. **Transfer an amount equivalent to 1 percent of the meals tax rate to the Debt Service Fund**

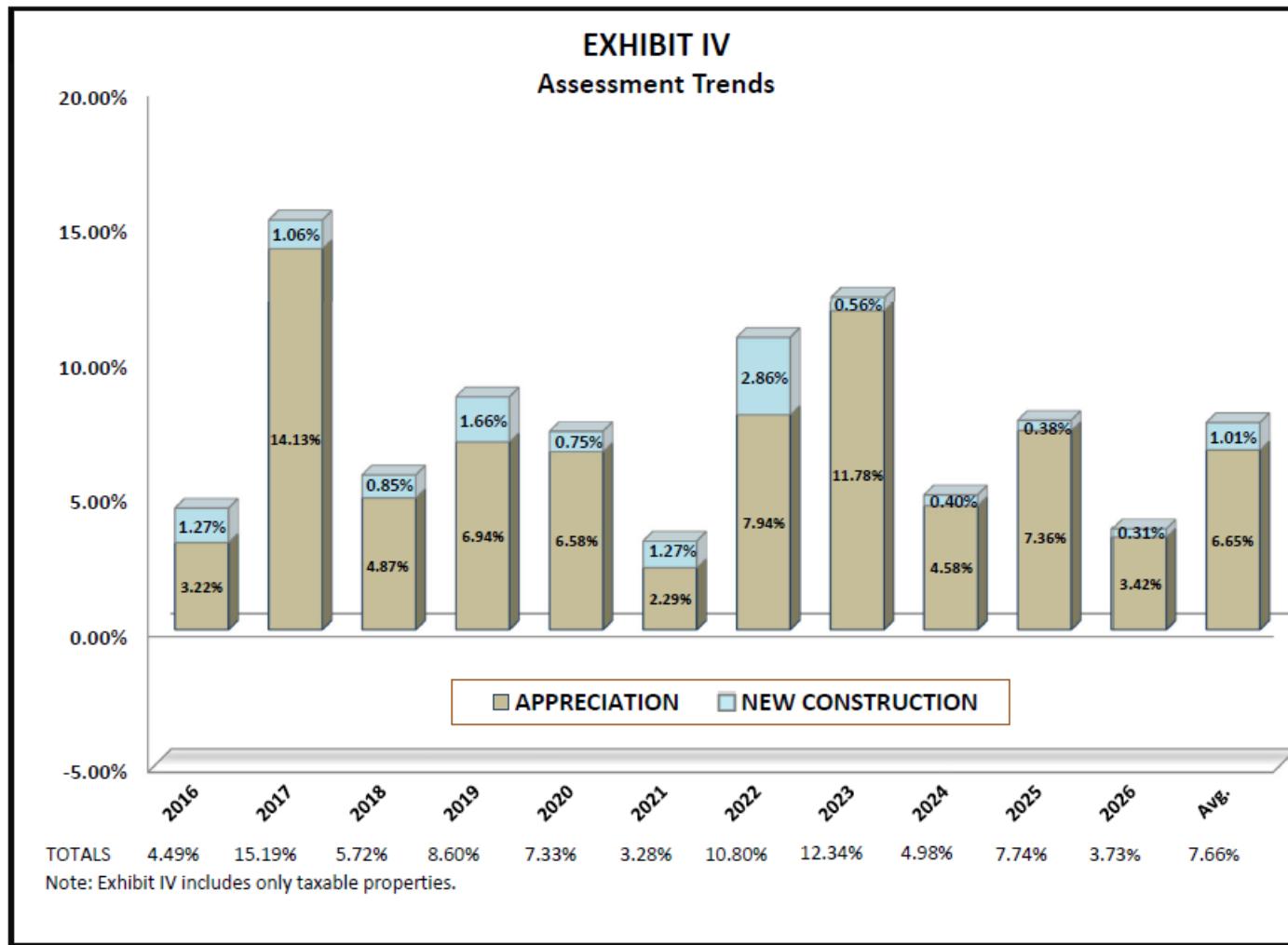


2026 General Reassessment – Exhibit I

	Residential	Commercial	Total
Assessment Values 2025	\$7,055,290,600	\$4,675,169,000	\$11,730,459,600
Adjustments (appeals, corrections, etc.)	\$2,979,500	\$33,862,200	\$36,841,700
Revised Values 2025	\$7,058,270,100	\$4,709,031,200	\$11,767,301,300
Increases (Decreases) for 2026			
General Reassessment	\$301,513,700	\$100,668,130	\$402,181,830
% Change from Reassessment	4.27%	2.14%	3.42%
New Construction	\$33,249,500	\$2,906,870	\$36,156,370
% Change from New Construction	0.47%	0.06%	0.31%
Total Increase (Decrease)	\$334,763,200	\$103,575,000	\$438,338,200
% Change Before Reclassification	4.74%	2.21%	3.73%
New Total 2026	\$7,393,033,300	\$4,812,606,200	\$12,205,639,500
Reclassification (Taxable to Non-Taxable)	(\$114,300)	\$70,100	(\$44,200)
% Change from Reclassification	0.00%	0.00%	0.00%
Total Assessed Values 2026	\$7,392,919,000	\$4,812,676,300	\$12,205,595,300
General Reassessment	4.74%	2.20%	3.72%



Assessment Trends





Taxable Parcels

Taxable Parcels	
Average Assessed Value	
Residential:	\$548,761.80
Commercial:	\$2,753,247.31
Assessed Values	
Residential:	\$7,392,919,000
Commercial:	\$4,812,676,300
Total:	\$12,205,595,300
Parcel Count	
Residential:	13,472
Commercial:	1,748
Total:	15,220



FY 2027 Revenues – First Glance

<u>Local Taxes</u>	FY 2026		FY 2027		FY 2026 Revised*
	Adopted Budget	Proposed	\$ Change		
Real Estate Tax	\$ 116,989,377	\$ 120,918,471	\$ 3,929,094		\$ 116,711,274
Personal Property Tax - <i>Still Under Review</i>	15,000,000	14,935,000	(65,000)		14,500,000
Penalty/Interest on Delinquent Taxes	900,000	900,000	-		900,000
Public Service Tax	1,961,548	2,048,263	86,715		2,048,263
Utility Taxes	4,800,000	5,000,000	200,000		5,000,000
Virginia Communications Sales and Use Tax	2,082,500	2,082,500	-		2,082,500
Tax on Bank Stock	1,171,353	1,264,385	93,032		1,264,385
Tax on Wills & Deeds	600,000	786,000	186,000		850,000
Sales & Use Tax	14,500,000	15,606,000	1,106,000		15,300,000
Rolling Stock Tax	17,000	17,000	-		17,000
Transient Occupancy Tax	9,100,000	9,588,000	488,000		9,400,000
Meals Tax	18,200,000	19,380,000	1,180,000		19,000,000
Short-Term Rental	61,000	61,000	-		61,000
Cigarette Tax	450,000	450,000	-		450,000
Vehicle Daily Rental Tax	140,000	135,000	(5,000)		135,000
Plastic Bag Tax	75,000	67,000	(8,000)		67,000
Total	\$ 186,047,778	\$ 193,238,619	\$ 7,190,841		187,786,422



FY 2027 Revenues – First Glance

	FY 2026 Adopted Budget	FY 2027 Proposed	\$ Change	FY 2026 Revised*
Licenses and Permits				
Business & Professional Licenses	\$ 10,800,000	\$ 10,800,000	\$ -	\$ 10,800,000
Building and Related Permits	912,000	912,000	-	912,000
Other Permits and Licenses	309,100	224,100	(85,000)	309,100
Total	\$ 12,021,100	\$ 11,936,100	\$ (85,000)	\$ 12,021,100
Intergovernmental Revenue				
PPTRA Revenue (State Personal Property Tax)	\$ 3,498,256	\$ 3,498,256	\$ -	\$ 3,498,256
State Highway Assistance	5,742,410	5,926,840	184,430	5,810,627
Reimbursement/Constitutional Offices	2,457,327	2,457,327	-	2,485,704
State Aid for Police Protection	2,734,706	2,734,767	61	2,681,144
Fire Aid - UVA	402,325	418,418	16,093	402,325
Other Intergovernmental Revenue	594,672	674,704	80,032	594,672
City-County Revenue Sharing Agreement	11,573,099	11,800,788	227,689	11,573,099
Total	\$ 27,002,795	\$ 27,511,100	\$ 508,305	\$ 27,045,827



FY 2027 Revenues – First Glance

	FY 2026 Adopted Budget	FY 2027 Proposed	\$ Change	FY 2026 Revised*
<u>Charges for Service</u>				
Recreation Income	\$ 1,400,922	\$ 1,400,922	\$ -	\$ 1,400,922
EMS Billing Revenue	\$ 1,100,000	\$ 1,200,000	\$ 100,000	\$ 1,100,000
Payment in Lieu of Taxes	\$ 7,856,471	\$ 8,262,194	\$ 405,723	\$ 7,856,471
Reimbursable Overtime	\$ 559,400	\$ 559,400	\$ -	\$ 559,400
Waste Disposal Fees	\$ 1,210,000	\$ 1,225,000	\$ 15,000	\$ 1,210,000
Other Charges for Services	\$ 2,694,921	\$ 2,916,554	\$ 221,633	\$ 2,694,921
Total	\$ 14,821,714	\$ 15,564,070	\$ 742,356	\$ 14,821,714
<u>Transfers from Other Funds</u>				
Transfer from Landfill Reserve Fund	\$ 450,000	\$ 548,375	\$ 98,375	\$ 450,000
Total	\$ 450,000	\$ 548,375	\$ 98,375	\$ 450,000
<u>Miscellaneous Revenues</u>				
Interest Income	\$ 2,700,000	\$ 3,100,000	\$ 400,000	\$ 3,800,000
Rent	\$ 172,000	\$ 161,000	\$ (11,000)	\$ 172,000
Other Miscellaneous Revenue	\$ 467,350	\$ 567,600	\$ 100,250	\$ 567,350
Total	\$ 3,339,350	\$ 3,828,600	\$ 489,250	\$ 4,539,350



FY 2027 Revenues – First Glance

	FY 2026	FY 2027		\$ Change	FY 2026
	Adopted Budget	Proposed	Revised*		Revised*
Designated Revenues					
Meals Tax Designated for the Debt Service Fund	\$ 3,000,000	\$ 3,230,000	\$ 230,000		\$ 3,200,000
City-County Revenue Share - Transfer to the CIP	8,302,434	9,779,212	1,476,778		8,302,434
City-County Revenue Share - Transfer to Facilities Repair	400,000	400,000	-		400,000
School Contracted Services	9,890,570	10,361,128	470,558		9,890,570
Total	\$ 21,593,004	\$ 23,770,340	\$ 2,177,336		\$ 21,793,004
Grand Total	\$ 265,275,741	\$ 276,397,204	\$ 11,121,463		\$ 268,457,417
	% Change		4.19%		



Operational Expenditure Drivers

Employee Compensation and Benefits

- *Collective Bargaining*
 - ✓ *Police – currently renegotiating new contract for FY27*
 - ✓ *Fire – wage re-opener being negotiated for FY27, new contract for FY28*
 - ✓ *Transit – contract year 3 – new contract in FY28*
 - ✓ *Teamsters – contract year 2 of 4*
- *Unaffiliated Pay Adjustment - TBD*
- *City cost increase for employee benefits*

Schools – Local Contribution - \$6.4M Ask

- *per 40% Formula - \$1.5M*

Other Notable Drivers

- *Jail Renovation*
- *Debt Service*
- *Affordable Housing*
- *CAT Expansion*



Expenditure Drivers – Affordable Housing Projects

PENDING DECISIONS

- \$3M for Kindlewood Phase 4 Gap
- \$900,000 Community Services Housing (40 units) [Preservation]
- \$1.75M Brick Lane Better Communities (192 units) [New]
- \$3M POAH – 10th & Wertland (170 units) [New]
 - ✓ *All cash funded*
 - ✓ *In excess of \$10M commitment*
- *Allocation of expected proffers*
- *Methodology for considering future requests*



CAT Expansion Expenditure Increases

10 New Drivers
76 Total

Source	Amount
Transit Operators (10 - \$80,889 each)	\$808,890
Subtotal – Support Positions	\$808,890
Transit Operations Manager (1)	\$133,986
Transit Operations Supervisor (1)	\$112,210
Transit Bus Technician (2- \$101,607 each)	\$203,214
Transit Inventory Specialist	\$87,262
Subtotal – Support Positions	\$536,672
Zero-fare	\$501,939
CBA	\$354,582
Subtotal – Council Priority & Contractual	\$856,521
Total FY27 Revenue Funding	\$2,202,083



CAT Expansion (10 Drivers) Revenue Sources

City Funds Needed for Expansion	\$ 6,694,976
Less: FY26 City Contribution in Base Budget	(5,235,892)
City Increase for FY 27	\$ 1,459,084

Source	Amount
Federal Operating Assistance	\$4,284,911
CARES/ARP	\$ --
State Operating Assistance	\$2,919,681
State Grant – TRIP Grant (Zero Fare)	\$ --
Local – City of Charlottesville	\$6,694,976
Purchased Service – Albemarle County	\$3,343,187
Purchased Service – UVA payment (Trolley Service)	\$242,772
Advertising	\$97,300
Total FY27 Revenue Funding	\$17,582,827



CAT Expansion - Weekday Service Span and Frequencies

Existing Service
6 to 6:30 a.m. to
10-10:30 p.m.

Route #	Route Name	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
1	PVCC and Woolen Mills	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	
2	5th Street Station	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
3	Southwest & Belmont	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	
4	Cherry Ave & Harris Rd	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	60	60	
5	Commonwealth Dr	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
6	Ridge St & Prospect Ave	30	30	30	30	30	30	30	30	30	30	30	30	30	30	60	60	60	
7	Emmet St & Seminole Trl	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
8	Preston Ave & Emmet St	60	60	60	60	60	60	60	60	60	60	60	60	60	60				
9	The Health Dept & YMCA	30	30	30	30	30	60	60	30	30	30	30	30	60	60	60	60		
10	Pantops	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	
11	Locust Ave & Rio Rd	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	
Trolley	Trolley	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	

76 Operator Service
6:00 a.m. to 10:30 p.m.

Route #	Route Name	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
1	PVCC and Woolen Mills	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	
2A/2B	Downtown - 5th St. Station	30	30	30	30	30	30	30	30	30	30	30	30	30	30	60	60	60	
2B	5th St. Station - PVCC	60	60	60	60	60	60	60	60	60	60	60	60	60	60				
3	Southwest & Belmont	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	
4	Cherry Ave & Harris Rd	30	30	30	30	30	30	30	30	30	30	30	30	30	30	60	60	60	
5A/5B	Barracks - Walmart	30	30	30	30	30	30	30	30	30	30	30	30	30	30	60	60	60	
5B	Walmart-Hollymead	60	60	60	60	60	60	60	60	60	60	60	60	60	60				
6	Ridge St & Prospect Ave	30	30	30	30	30	30	30	30	30	30	30	30	30	30	60	60	60	
7	Emmet St & Seminole Trl - Walmart	30	30	30	15	15	15	15	15	15	15	15	15	15	15	30	30	30	
8	Preston Ave & Emmet St	60	60	60	60	60	60	60	60	60	60	60	60	60	60				
9	The Health Dept & YMCA	30	30	30	60	60	60	60	60	60	60	60	60	60	60	60	60	60	
10	Pantops (bi-directional)	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	
11	Locust Ave & Rio Rd	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	
Trolley	Trolley	30	30	30	15	15	15	15	15	15	15	15	15	15	30	30	30	30	

- 2A and 2B combined provides 30-minute service on Avon Street Extended from 6 am to 8 pm, with every other trip continuing either Willoughby or to PVCC.
- 5A and 5B combined provides 30-minute service from Barracks Road to Walmart, with every other trip continuing north to Hollymead between 6 am and 6 pm.



CAT Expansion - Saturday Service Span and Frequencies

Existing Service
6 to 6:30 a.m. to
10-10:30 p.m.

Route #	Route Name	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
1	PVCC and Woolen Mills																		
2	5th Street Station	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
3	Southwest & Belmont	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
4	Cherry Ave & Harris Rd	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
5	Commonwealth Dr	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
6	Ridge St & Prospect Ave	30	30	30	30	30	30	30	30	30	30	30	30	30	30	60	60	60	60
7	Emmet St & Seminole Trl	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
8	Preston Ave & Emmet St	60	60	60	60	60	60	60	60	60	60	60	60	60	60				
9	The Health Dept & YMCA		60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
10	Pantops	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
11	Locust Ave & Rio Rd	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
	Trolley	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25

76 Operator Service
6:30 a.m. to 10:30 p.m.

Route #	Route Name	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
1	PVCC and Woolen Mills	60	60	60	60	60	60	60	60	60	60	60	60						
2A/2B	Downtown - 5th St. Station	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	
2B	5th St. Station - PVCC	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	
3	Southwest & Belmont	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
4	Cherry Ave & Harris Rd	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
5A	Barracks - Walmart	60	60	60	30	30	30	30	30	30	30	30	30	30	60	60	60	60	60
5B	Walmart-Hollymead																		
6	Ridge St & Prospect Ave	60	60	60	30	30	30	30	30	30	30	30	30	30	60	60	60	60	60
7	Emmet St & Seminole Trl - Walmart	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
8	Preston Ave & Emmet St	60	60	60	60	60	60	60	60	60	60	60	60	60					
9	YMCA & Fashion Sq	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
10	Pantops (bi-directional)	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
11	Locust Ave & Rio Rd	60	60	60	60	60	60	60	60	60	60	60	60	60					
	Trolley	30	30	30	15	15	15	15	15	15	15	15	15	15	30	30	30	30	30

- 2A and 2B combined provides 30-minute service on Avon Street Extended from 6 am to 8 pm, with every other trip continuing either Willoughby or to PVCC.
- Route 5B does not operate on Saturdays. Only 5A operates on Saturdays between Barracks Road Shopping Center and Walmart.



Real Estate Tax Rate Advertisement



First Tax Rate Public Hearing
March 16, 2026
6:30 PM

*Virginia Code Section 58.2-3321 which will set the date for a public hearing on the tax rate. This advertisement must be placed in the *Daily Progress* at least 7 days before the date of the public hearing.

February 13th
Proposed Budget Balanced



Value of Incremental Tax Increase

What Does Incremental Increase Generate Based on FY 27 Estimated Revenue

Tax Rate	Revenue Type	Rate Increase	Revenue Increase
\$0.98/\$100	Real Estate Tax	\$0.01	\$1,233,862
7.0%	Meals Tax	1.0%	\$3,230,000
9.0%	Lodging Tax	1.0%	\$1,065,333
\$4.40/\$100	Property Tax (All)	\$0.10	\$339,432



Personal Property Tax Breakdown

Incremental Increases on Personal Property Types Based on FY 27 Estimated Revenue

Tax Rate	Revenue Type	Rate Increase	Revenue Increase
\$4.40/\$100	Vehicles	\$0.10	\$274,940
\$4.40/\$100	Machinery & Tools	\$0.10	\$10,183
\$4.40/\$100	Business Tangibles	\$0.10	\$54,309



Important Budget Dates

Work Sessions

March 5

March 12

March 26

April 2

Public Hearings

March 16

(Tax Rates)

April 6

(Budget)

Community Budget Forum

March 19

Budget Adoption

April 9



Questions and Discussion

www.Charlottesville.gov/budget

