



OFFICE OF THE COUNTY ADMINISTRATOR
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MEMORANDUM

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| TO: | Greene County Board of Supervisors |
| FROM: | Terry Beigie, Procurement Specialist |
| SUBJECT: | Reassessment Contract Award |
| DATE: | April 14, 2026 |

Recommended action:

Approve the attached resolution to authorize the County Administrator to enter a contract with Vision Government Solutions for a full reassessment in Fiscal Year 2027 and an administrative reassessment in Fiscal Year 2029.

Background:

We put out for bid the request for a reassessment contract and we received one bid: Vision Government Solutions. The proposal is attached. In the RFP we requested a full reassessment for Fiscal Year 2027 and an administrative reassessment in Fiscal Year 2029. The cost for the full reassessment is \$327,185.00 and the cost for the administrative reassessment is \$147,325.00. We will not be paying until Fiscal Year 2029 for the administrative reassessment.

The Virginia State Code section §58.1-3252 requires counties to perform a general reassessment of real estate every four years at a minimum, though if determined by majority of the Board of Supervisors it could be less. Greene County Boards of Supervisors have elected to hold a reassessment every two years, and the next cycle would be in 2027. The reassessment of real estate is overseen by the Deputy Clerk of the Board of Supervisors, including the Board of Equalization.

Greene County has elected to hold these reassessments in shorter increments as a way to stabilize the process for both residents and County and prevent high sticker shock when property values rise over several years. Nearby counties have seen assessment increases of 40% or higher due to the longer time between assessment years. It has been nearly six years since the County undertook a full reassessment that includes sketches and photographs and a more in-depth look at the properties and any improvements of said properties (such as a basement refinish), mostly due to the costs. This could mean that some properties are not being assessed as full value, as the code of Virginia requires.

We did not have this amount budgeted for the proposed Fiscal Year 2027 budget. There is roughly \$200,000 set aside and the Board will need to determine whether to fund the full reassessment, either with money already in the budget or with a one-cent tax increase over the Fiscal Year 2026 tax rate. We recommend taking on the full reassessment this year to be sure we have the most up-to-date files before undertaking another administrative valuation. Should you have further questions, do not hesitate to contact me or Ms. Cathy Schafrik, County Administrator.