


UNDERSTANDING YOUR REASSESSMENT NOTICE



WARREN COUNTY
REASSESSMENT OFFICE
P. O. BOX 1775
FRONT ROYAL, VA 22630

COUNTY OF WARREN
2023 REASSESSMENT NOTICE OF REAL ESTATE
***** THIS IS NOT A TAX BILL *****

January 1, 2023

C JOHN DOE
PO BOX 1234
FRONT ROYAL, VA 22630

B Legal Description

MAP NUMBER:	LAND	BLDG	TOTAL	Tax Rate	Tax Levy	Levy Percent Change
NEW ASSESSMENT				\$ 0.655		%
2022 Prior Assessment				\$ 0.655		%
2021 Prior Assessment				\$ 0.655		n/a

F Record Number: Acres: District:

H **AS REQUIRED BY STATE LAW YOUR PROPERTY HAS BEEN ASSESSED AT 100% OF FAIR MARKET VALUE**
The tax rate shown for your 2023 Reassessed Value is the 2022 tax rate and **may not** be the tax rate applied to your property in 2023. **The tax rate for the 2023 reassessed value has not yet been set by the Board of Supervisors.** By law we must show the prior tax rate if no rate has been set yet. They will establish the rate in a public meeting more than 60 days from the date of this reassessment notice. **The Board of Supervisors may reduce the tax rate.** The date and time for the public hearing to establish the new tax rate will be advertised in all local newspapers serving Warren County and on the County web site (www.warrencountyva.gov).

ASSESSMENT APPEALS & ASSESSORS' HEARINGS

The amount of assessment change is not, of itself, an indication of an assessment error. Property values change from year to year due to market appreciation or depreciation, new construction, additions, rezoning, land subdivisions, or other changes. However, if you feel the new assessment shown is higher than the present market value of your property, or is not uniform or in line with similar properties in your area, you may appeal your assessment during the Assessors' Hearings. Values may be raised or lowered during these hearings, in order to maintain equalization. Property owners have the right to view and make copies of records maintained by the local assessment office pursuant to Virginia Code §§ 58.1-3331 and 58.1-3332. The records available and the procedure for accessing them are set out in the above referenced Sections.

Pearson's Appraisal Service, Inc. Assessors' Hearings on the Reassessment will be held in the Warren County Government Center at 220 N. Commerce Ave, Front Royal, VA 22630. If you wish to schedule an appointment to discuss your assessment, **you may telephone 1-888-573-2776 between the hours of 9:00 a.m. and 4:00 p.m. Monday thru Friday. The last day to call for an appointment is February 3, 2023, at 4:00 pm.** An Appeal Form is available on the Warren County website: www.warrencountyva.gov. You may print, fill it out, and send it to reassessment@warrencountyva.gov by Jan. 30, 2023. Walk-ins will be seen as time permits. Due to the thousands of notices mailed, our telephone lines may be busy and we would appreciate your patience. **Please have this notice available when calling. The hearings will begin on Monday, Jan. 23, 2023: the last day of hearings is Friday, Feb. 17, 2023.** Additional hearing dates will be added if necessary.

The following table shows the day and time of the hearings.

DAY	TIME
MONDAY	10 AM- 4 PM
TUESDAY	9 AM – 6:30 PM
WEDNESDAY	9 AM - 6:30 PM
THURSDAY	9 AM – 4 PM
FRIDAY	9 AM – 3 PM
	will NOT meet FRIDAY, Feb 10

- A** THIS IS NOT A BILL. THIS DOCUMENT IS A NOTICE FOR YOUR INFORMATION ONLY
- B** THE LEGAL DESCRIPTION OF YOUR PROPERTY
- C** PROPERTY OWNER'S NAME AND MAILING ADDRESS ON RECORD
- D** PROPERTY TAX MAP NUMBER
- E** 2023 ASSESSED VALUE FOR YOUR LAND AND IMPROVEMENTS PER RECENT REASSESSMENT
- F** 2022 ASSESSED VALUE FOR YOUR LAND AND IMPROVEMENTS AS PAID IN 2022
- G** CALCULATED TAXES FOR THE 2023 ASSESSED VALUE AT THE TAX RATE OF \$0.655 PER \$100 OF ASSESSED VALUE
- H** THE TAX RATE FOR 2023 HAS NOT BEEN SET BY THE BOARD OF SUPERVISORS
- I** CONTACT INFORMATION TO SCHEDULE AN APPOINTMENT
- J** LINK & EMAIL ADDRESS TO COMPLETE AND SUBMIT AN APPEAL FORM
- K** APPEAL HEARING TIMES