



**FINANCE DEPARTMENT
PRINCE WILLIAM COUNTY
VIRGINIA**

2019 ANNUAL REPORT

REAL ESTATE ASSESSMENTS OFFICE

2019 ANNUAL REPORT

Finance Department
Real Estate Assessments Office
Prince William County, Virginia

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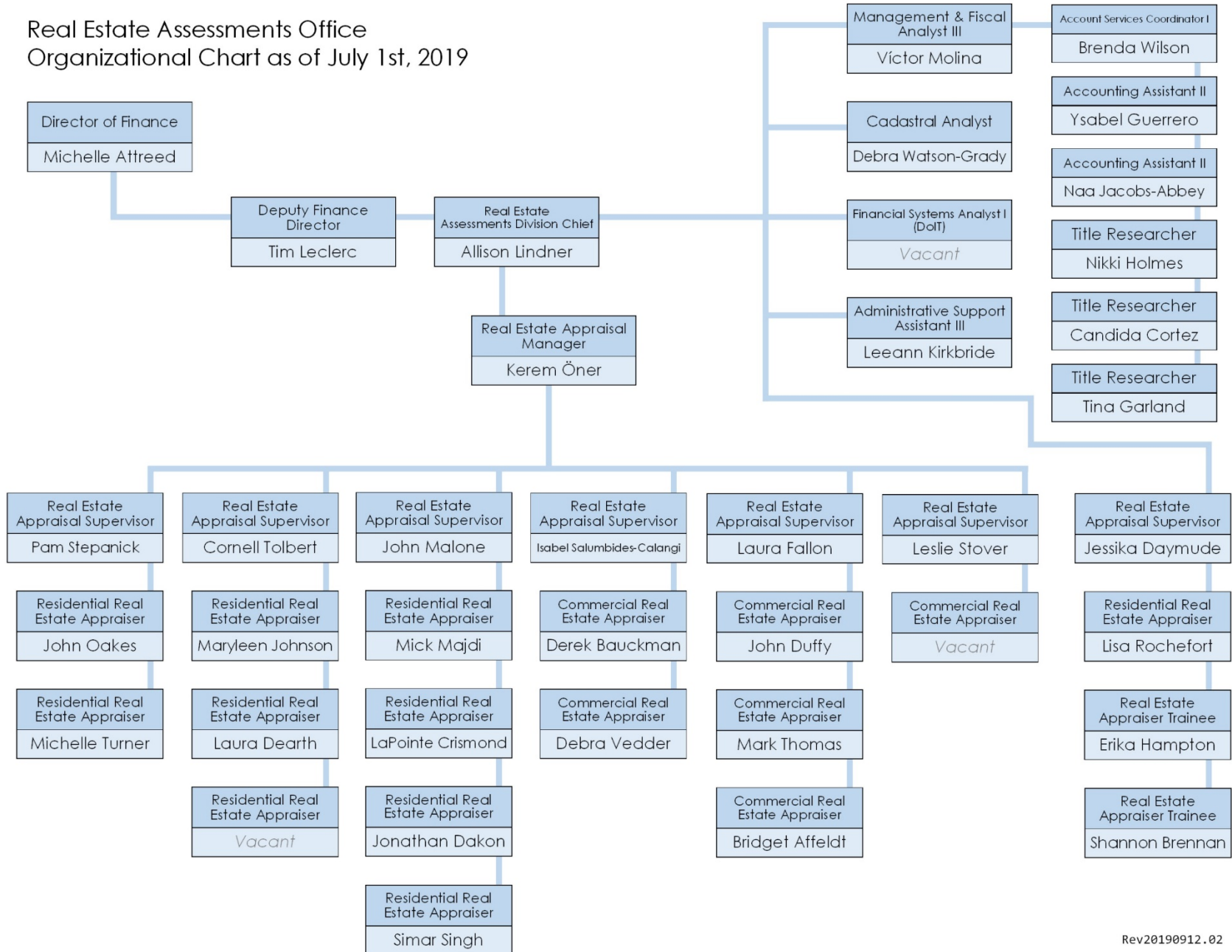
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COUNTY EXECUTIVE

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Real Estate Assessments Office
Organizational Chart as of July 1st, 2019



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Introduction

The Finance Department's Real Estate Assessments Office is responsible for annually assessing all real property in Prince William County, maintaining property ownership records, and administering the County's tax relief programs. In order to perform these duties, the Real Estate Assessments Office gathers and maintains data on every property in the County. The Real Estate Assessments Office also collects and analyzes data pertaining to real estate market indicators such as sales and property income and expense data. This information enables staff to assess property at fair market value as required by law.

The Finance Department provides quality customer service through financial and fiduciary management

Real estate assessments and taxes are based on the "tax year," which coincides with the calendar year. Assessments for 2019 were made effective on January 1, 2019, and were entered into the County's 2019 landbook. Tax payments are divided into two equal installments. Payment for the first installment is due July 15, 2019, and payment for the second installment is due December 5, 2019. The County accounts for the revenues from this tax during the fiscal year in which the due dates fall. That is, real estate assessments and taxes for tax year 2019 are recognized as fiscal year 2020 County revenues.

July 15th and December 5th are the first and second installment due dates, respectively, as defined by County ordinance unless these dates fall on weekends or holidays. In such cases the due dates will become effective on the next business day

Tax year 2018 (fiscal year 2019) information is presented in this report. Tax year 2019 (fiscal year 2020) information is also presented although supplemental assessments and rollback taxes for tax year 2019 are not yet available and are estimated. All references regarding years are tax years (TY), rather than fiscal years (FY) unless otherwise noted.

The Real Estate Assessments Office performs the following key functions:

- Maintains property records
- Reassesses existing properties
- Assesses new construction
- Facilitates assessment notification and appeal
- Administers real estate tax relief programs
- Provides quality customer service

Maintaining Property Records

The Real Estate Assessments Office maintains property records for assessment and taxation purposes

The Real Estate Assessments Office is responsible for determining taxable ownership of property. This requires interpreting all legal documents relating to real estate. The documents (deeds, plats, wills, court orders, etc.) are recorded by the Clerk of Circuit Court in Manassas, Virginia. The recorded documents contain information regarding transfers, consolidations, subdivisions, and other legal changes.

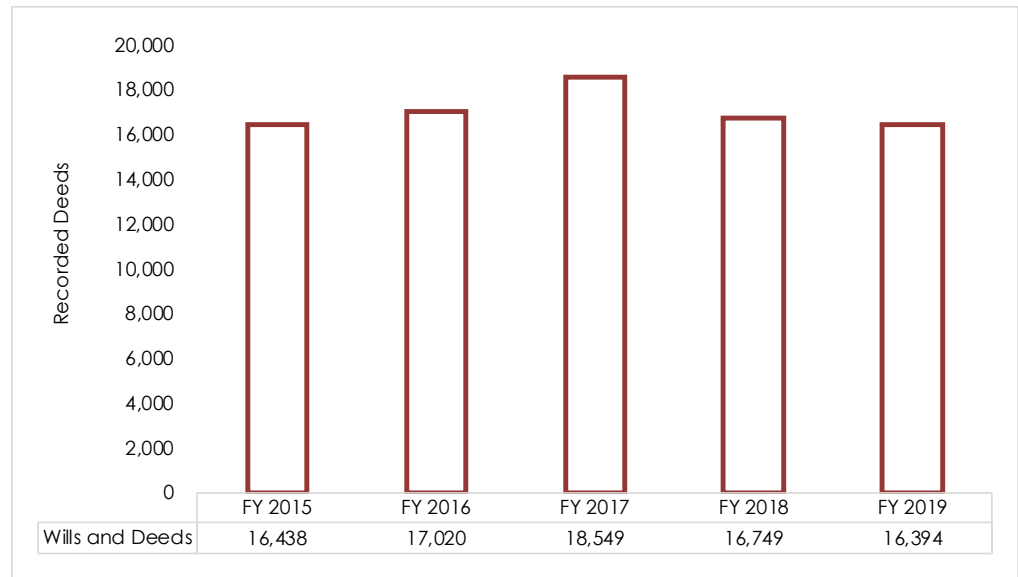
After reading each document, a determination is made whether it affects the taxable ownership, size, or configuration of the property. If it does, the necessary changes are made to property records. In some cases, information contained in the deed is conflicting. The Real Estate Assessments Office may send correspondence to settlement attorneys and title companies documenting a title issue with a deed and requesting clarification. This process ensures up-to-date records with accurate legal descriptions.

There are four types of documents and transactions handled by the Real Estate Assessments Office:

- Wills – legal instruments recorded upon the death of an individual. They may or may not transfer real estate.
- New Lots – parcels that are created from a subdivision or consolidation of existing land.
- Deeds – recorded legal instruments that convey an estate or interest in real property. One deed may transfer no parcels or several hundred parcels.
- Transfers – legal changes in ownership of property.

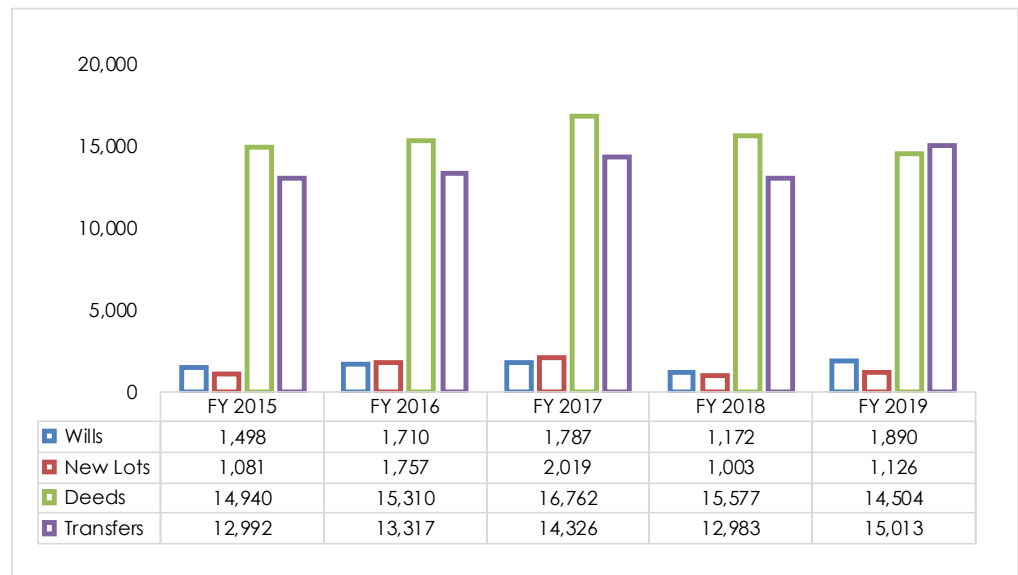
Property Record Maintenance Activity

Property record maintenance activity decreased by 355 transactions or -2.12% from FY 2018 to FY 2019



Types of Property Maintenance Activity

Sales transactions are used as the basis for valuing most residential properties in the County



Types of property record maintenance activity for the most recent five fiscal years are shown above. A more detailed history of property record maintenance activity is shown in the Statistical Appendix, [Table 1](#), page A-1.

Assessing Real Property

Prince William County has performed annual assessments of property since 1979

The Real Estate Assessments Office provides services to all taxpayers in the form of accurate, equitable assessments. In this manner, the Real Estate Assessments Office supports the Finance Department's mission in providing quality customer service through financial and fiduciary management.

Reassessing Existing Properties

The Code of Virginia, §58.1-3252, requires counties to reassess real estate at least every four years, and §58.1-3253 authorizes annual and biennial assessments. Prince William County has performed annual assessments of property since 1979. Tax policy organizations recommend annual reassessment because assessments at longer intervals may result in large disparities and inequities between properties, especially during periods of rapid changes in the real estate market.

Regular reassessment helps maintain equity between properties as market conditions change. The standard for all assessments in Virginia is established in the Virginia Constitution, Article X, Section 2, which requires assessment at "fair market value." The only exception to this requirement is for certain agricultural, forestal, horticultural, and open space property in the Use Value Assessment Program (see page 14). The Code of Virginia §58.1-3253 further provides that annual assessments are to be made as of January 1 of each year. To perform equitable assessments, the Real Estate Assessments Office must gather accurate and consistent property information and perform proper analysis of sales and other market indicators.

Data Collection

The Real Estate Assessments Office collects information on property descriptions, sales, income and expenses, and other real estate market data. To ensure property descriptions are accurate, County appraisers periodically inspect properties and verify current data. Property characteristics are relatively stable, and physical inspections of each property are not necessary every year. However, physical characteristics such as condition do change slowly over time, and properties are physically reviewed periodically to ensure assessments are based on accurate information.

Sales and income data are the primary data sources for establishing the value of real estate. Sales transactions are used as the basis for valuing most residential properties in the County. Since inaccurate sales information can lead to incorrect conclusions about property values, sales must be reviewed to verify the physical and financial circumstances that led to a particular sale price. Surveys are mailed monthly to verify information on the sale that was obtained from documents at the courthouse. Further review may include a physical inspection of the property to confirm its condition. The review may also include contact with the buyer, seller, or other parties involved in the transaction to verify the presence and amount of unusual financial terms that may have affected the sale price. To aid in valuing commercial and industrial property using the income approach,

Maintaining equity is a primary goal when assessing real estate for taxation

Sales and income data are the primary data sources for establishing the value of real estate

the Real Estate Assessments Office collects income and expense information from commercial property owners.

Analysis of Data

The Real Estate Assessments Office analyzes the information about market activity (sales, income, etc.) and values property based on the real estate market. Properties are reassessed each year. Therefore, each year sales, income information, and other market factors are studied and values are re-assessed according to the current real estate market.

Application of Results

Appraisers use several approaches to value property for assessment purposes. These approaches are as follows:

Cost Approach: In the cost approach, the improvement value is determined by first estimating the cost to replace the building with a new one, and then subtracting depreciation, which makes the existing building worth less than the cost of a new one. Depreciation can be caused by physical deterioration, functional obsolescence (poor functional design), or by economic obsolescence (effects of factors outside the property such as high traffic). The improvement value is added to the land value to produce a total value by the cost approach.

Sales Comparison Approach: The sales comparison approach is based on the principle of substitution by comparing a property with similar properties that have sold. In this approach, similar properties that have recently sold are selected for comparison. Each of the sale prices is adjusted for differences between the property that sold and the subject property. This indicates the price each of the buyers would likely have paid for their property had it been identical to the subject property.

Income Capitalization Approach: The income capitalization approach produces a value indication by converting an income stream into a property value. In this approach, the effective gross income of a property is estimated by considering market rents, vacancy rates, and collection losses. Estimated normal operating expenses are deducted to generate an estimate of net operating income. This income is capitalized into an estimate of value by applying an appropriate market capitalization rate. Capitalization rates can be derived from market data by dividing the income stream by the sale price. There are also reliable published sources for national, regional, and local capitalization rates within each major commercial sector.

Several standard appraisal methods are used to value property

Assessment Performance

The tool used to measure the accuracy of assessments is the assessment-to-sale ratio, which is calculated by dividing the assessment by the selling price. For example, a single family home assessed at \$450,000 that sells for \$475,000 has an assessment-to-sale ratio of 94.7%. This ratio is calculated for all valid sales in the County and is used to monitor the level and equity of assessments. The median assessment-to-sale ratio is called the level of assessment. The median (midpoint of arrayed ratios) is used to reduce the effect of outlying ratios.

For performance measurement, the Real Estate Assessments Office calculates an internal measure of assessment level based on sales that occurred prior to the assessment date of January 1 (including new construction). The Coefficient of Dispersion (COD) is the average percentage each sale deviates from the median ratio or level of assessment. A small COD indicates individual ratios are relatively close to the median ratio. A large COD indicates ratios vary greatly. The following table shows assessment levels and COD's for the most recent five years:

Calendar Year	2015	2016	2017	2018	2019
Overall Assessment Level	94.09%	94.76%	94.44%	93.56%	93.90%
Coefficient of Dispersion	6.13%	5.81%	5.73%	5.52%	5.51%

The official median level of assessment is the performance statistic published annually in the Assessment/Sales Ratio Study by the Virginia Department of Taxation. The median level of assessment is an indicator of a locality's existing assessment/sales ratio. The state calculates the 2019 level of assessment by comparing January 1, 2019, assessed values to sales occurring during calendar year 2019. While parcels are assessed as of January 1, the Virginia Department of Taxation study does not adjust for inflation or deflation between the start of the year and the actual sale date of parcels. As a result, any appreciation in real estate values during the year acts to understate the assessment-to-sales ratio and any depreciation acts to overstate it. The greater the rate of appreciation, the greater the understatement of the ratio and conversely, the greater the rate of depreciation the greater the overstatement of the ratio. Equity of assessments is also published in the Assessment/Sales Ratio Study and indicates the uniformity in real property assessment by measuring average error. This information is reported in [Table 10](#) of the Statistical Appendix.

Assessing New Construction

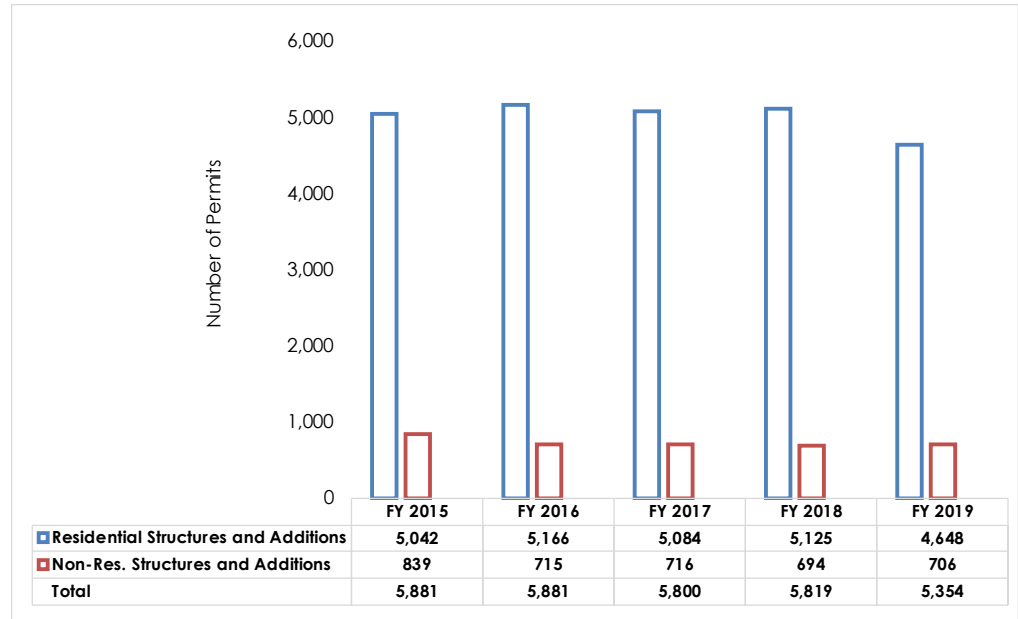
During the year, the Real Estate Assessments Office receives information on building permits issued by the County for new structures, additions, and remodeling of buildings. The Real Estate Assessments Office monitors the progress of activity indicated on the permits. New construction requires field inspections during the construction process for accurate measurements and descriptions. The following tables show the number and estimated dollar amount of building permits issued by the County from FY 2015 through FY 2019. The data comes from the Construction Activity Report produced by the Department of Development Services.

To establish the 2019 assessments, the Real Estate Assessments Office reviewed all calendar year 2018 sales

Building permit activity decreased 7.99% from FY 2018

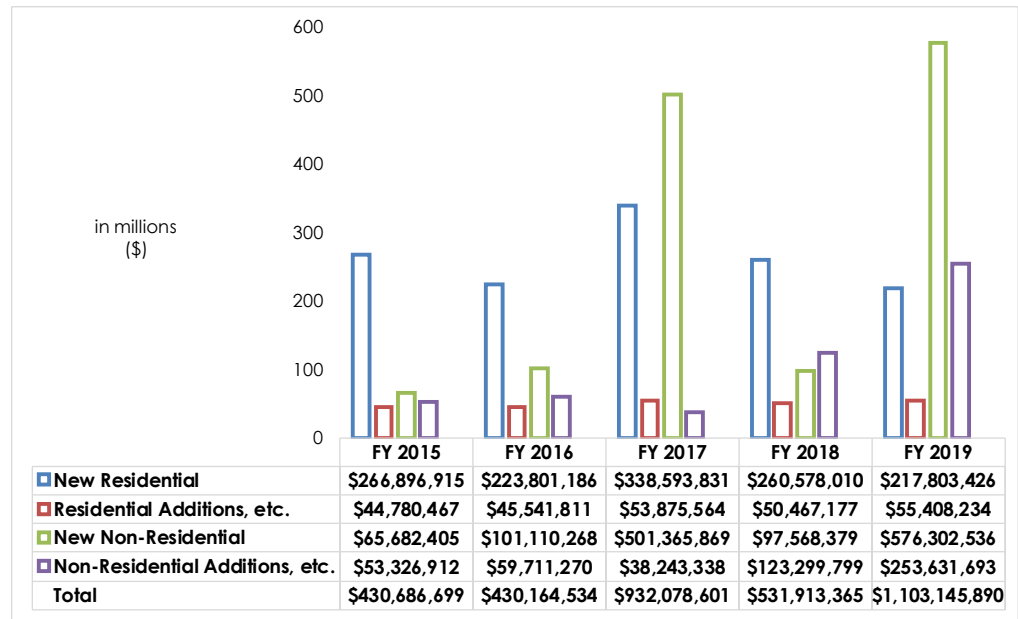
The total value of new residential permits decreased 16.42% from FY 2018

Number of Permits Issued, Taxable Properties



Source: Department of Development Services

Estimated Dollar Amount of Permits Issued for Structures and Additions, Taxable Properties



Source: Department of Development Services

*The Real Estate
Assessments Office
mailed out
approximately 143,267
reassessment notices
in 2019*

Assessment Notification

The Code of Virginia §58.1-3330 requires the County to notify property owners whenever reassessment results in an increase in assessed value. The County has chosen to notify all property owners of reassessment, even if there is a reduction or no change in the value. This notification takes place in March of each year and informs the taxpayer of the previous two year's assessments and the current assessment. (See Addendum A, page B-1 for a sample Notice of Reassessment).

Appeal Procedures

Taxpayers who are uncertain about the accuracy of their assessment on the basis of value or equity with other properties can request a review of their property value. The County appraiser considers market information relative to the property and information provided by the taxpayer. If this information shows the assessed value should be changed, the appraiser makes the necessary adjustment. If the evidence does not support a change, the appraiser explains the reasons for sustaining the assessment.

Taxpayers may also appeal to the Board of Equalization (BOE) or Circuit Court. Taxpayers are not required to appeal to the Real Estate Assessments Office before appealing to the BOE or Circuit Court. The BOE is comprised of eight County taxpayers and is established by the Board of County Supervisors (BOCS) to render an independent third party opinion in cases of disagreement between the taxpayer and the assessing official. Although the BOE is a quasi-judicial board, there is no application fee and an attorney is not required.

Appeal Adjustments

As a result of an appeal to the Real Estate Assessments Office, the BOE, or Circuit Court, an assessment may be revised. Developers may appeal many residential lots at the same time and each lot appealed is reviewed separately. Upon review, the Real Estate Assessments Office may change any or all of the lot values. Since each lot is reviewed separately, the number of appeals and the number changed by the assessor may be large and may fluctuate substantially from year to year. Some properties are appealed to both the Real Estate Assessments Office and to the BOE. In tax year 2018 there were no cases appealed in Circuit Court and as of June 30, 2019, there were no court cases pending.

The following table shows appeal activity for tax years 2014 to 2018. A history of appeals and the resulting adjustments can be found in [Table 3](#) of the Statistical Appendix, page A-2.

Appeal Activity	TY 2014	TY 2015	TY 2016	TY 2017	TY 2018
Appeals to Assessor	136	134	153	79	124
Changed by Assessor	21	36	47	37	35
% Changed ¹	15%	27%	31%	47%	28%
Appeals heard by BOE	173	64	37	27	54
Changed by BOE	10	10	7	7	11
% Changed ¹	6%	16%	19%	26%	20%
Appeals to Court	0	2	3	0	0
Total Appeals	309	200	193	106	178
Appeals as % of Total Parcels	0.22%	0.14%	0.14%	0.07%	0.12%

1. Includes all changes –increases and decreases.

Real Estate Tax Relief Programs

Prince William County provides relief from real estate taxes and personal property taxes for those who are elderly or disabled and meet specified income and net worth requirements. Tax relief is also available to disabled veterans who meet specific disability requirements, their surviving spouses; surviving spouses of members of the armed forces killed in action; and surviving spouses of certain persons killed in the line of duty. Certain land uses may also qualify for tax relief to encourage preservation of agriculture, forestry, and open space. Properties that undergo certain energy efficiency improvements may also qualify for tax credits. Lastly, older properties that undergo substantial renovations can receive a partial tax exemption for the increase in taxes caused by the renovation.

The Real Estate Assessments Office provides information to taxpayers regarding the tax relief program in the following ways:

- The notice of reassessment is sent to all property owners in March and contains the criteria for tax relief (see Addendum A, page B-2).
- The real estate tax bills, personal property tax bills and personal property verification forms briefly address the Tax Relief Program.
- Advertisement in the Washington Post.
- Advertisement on Prince William County cable television, Channel 23.
- A representative from the Prince William County Real Estate Assessments Office visits the Sudley North and Fertazzo Tax Administration Offices from February to April to assist applicants in completing their applications.
- A tax relief brochure (in both English and Spanish) containing specific information regarding eligibility and the application form is available in the Real Estate Assessments Office and various other County agencies (see Addendum C, page B-5), including the Finance Department's tax payment counters and senior citizens' centers.
- The County's website: www.pwcgov.org/finance.

The County sends renewal applications to those who received tax relief the preceding year.

The Real Estate Assessments Office utilizes many communication methods to reach citizens regarding the Tax Relief Program for the Elderly and Disabled

Tax Relief for the Elderly and Disabled

Elderly or disabled persons are eligible for relief from all or part of the real estate taxes on their home and up to one acre of the land it occupies if they meet the following criteria:

- Are 65 years of age or older on or before December 31, 2019; or are totally and permanently disabled.
- Have less than \$340,000 in total assets (residence and up to 25 acres excluded).
- Do not exceed the maximum household income requirements set forth in local ordinances.

The following table summarizes exemptions of 2019 taxes for different ranges of income. The income ranges are based on the Housing and Urban Development (HUD) low income limits and are adjusted annually.

Income Limits for 2019 - Tax Relief Program

Combined Income	Percentage of Tax Relieved
\$0 to \$62,000	100%
\$62,001 to \$71,300	75%
\$71,301 to \$80,600	50%
\$80,600 to \$89,900	25%

Tax Relief for Disabled Veterans

Disabled veterans are eligible for relief from all of the real estate taxes on their home and up to one acre of land it occupies and the solid waste fee if they meet the following criteria:

- Have a disability that is 100%, service connected, permanent and total.
- Own and occupy the home as his/her principal place of residence.

Tax Relief for Surviving Spouses of Members of the Armed Forces Killed in Action

Surviving Spouses of Members of the Armed Forces Killed in Action are eligible for relief from all of the real estate taxes on their home and up to one acre of land it occupies and the solid waste fee if they meet the following criteria:

- The applicant must provide documentation from the U.S. Department of Defense indicating the spouse was a member of the Armed Forces killed in action.
- The surviving spouse does not remarry.
- The surviving spouse must occupy the property as his/her principal place of residence.

A summary of real estate and personal property tax relief is shown in the following table. Additional historical information about tax relief is provided in the Statistical Appendix, [Table 2](#), page A-1.

Summary of Tax Relief for the Elderly and Disabled

	TY 2015	TY 2016	TY 2017	TY 2018	TY 2019
Tax Relief for the Elderly and Disabled					
Real Estate					
Households Relieved	3,503	3,473	3,558	3,571	3,425
Total Amount Relieved	\$9,656,737	\$9,944,013	\$10,520,189	\$11,168,848	\$11,340,956
Avg. Amount Relieved	\$2,757	\$2,863	\$2,957	\$3,128	\$3,311
Personal Property					
Applicants	4,020	3,909	4,798	4,859	4,365
Total Amount Relieved	\$620,976	\$724,130	\$1,324,452	\$1,338,122	\$1,246,181
Avg. Amount Relieved	\$154	\$185	\$276	\$275	\$285
Tax Relief for Disabled Veterans					
Real Estate					
Households Relieved	618	649	1,120	1,397	1,393
Total Amount Relieved	\$2,732,942	\$3,146,396	\$4,946,833	\$6,391,844	\$7,457,051
Avg. Amount Relieved	\$4,422	\$4,848	\$4,417	\$4,575	\$5,353
Tax Relief for Surviving Spouses (of Disabled Veterans or Members of the Armed Forces Killed in Action)					
Real Estate					
Households Relieved	n/a	10	40	53	66
Total Amount Relieved	n/a	39,409	162,610	234,223	318,980
Avg. Amount Relieved	n/a	\$3,941	\$4,065	\$4,419	\$4,833
Total Amount Relieved	\$13,010,655	\$13,853,948	\$16,954,084	\$19,133,036	\$20,363,169

Notes:

- Applicants receiving tax relief for mobile homes are not included in this table.
- Data as of July 2019.
- Taxpayers may qualify for real estate tax relief, personal property, or both.
- Exemption may be 100%, 75%, 50%, or 25%. If the applicant turned 65 or became totally and permanently disabled during calendar year 2019, the exemption is prorated based on the date the applicant turned 65 or became totally and permanently disabled.

Tax Relief Based on Use Value Assessment

The Prince William County Use Value Assessment Program provides tax relief to certain agricultural, forestal, horticultural, and open space property owners. The program allows qualifying land to be taxed according to its use value, rather than its market value. The State Land Evaluation Advisory Committee (SLEAC) suggests values for land in the program. These values range from \$40 per acre to \$620 per acre, depending on the type of land. Buildings do not have use value assessments and are therefore assessed at full market value.

The tax difference is deferred, but not automatically forgiven. The deferred tax remains payable for six years. There are currently 766 parcels in the Use Value Assessment Program. The table below shows the market value, the use value, and the taxes deferred for tax years 2015 through 2019:

Use Value Assessment Summary

	TY 2015	TY 2016	TY 2017	TY 2018	TY 2019
Number of Acres	33,673	33,329	33,082	32,197	31,216
Number of Parcels	782	775	789	773	766
Market Value Assessment	\$459,964,800	\$468,358,500	\$470,280,600	\$458,125,800	\$446,368,200
Deferred Assessment	\$394,359,400	\$401,439,500	\$399,240,000	\$386,324,100	\$376,623,800
Use Value Assessment	\$65,605,400	\$66,919,000	\$71,040,600	\$71,801,700	\$69,744,400
Use Val. to Market Val. Ratio	14.26%	14.29%	15.11%	15.67%	15.62%
Deferred Tax	\$4,424,712	\$4,504,151	\$4,491,450	\$4,346,146	\$4,237,018
Rollback Taxes	\$897,425	\$298,203	\$1,277,532	\$587,640	\$100,000
Net Tax Deferred	\$3,527,287	\$4,205,948	\$3,213,918	\$3,758,506	\$4,137,018

Notes:

- Rollback taxes for previous years were updated.
- Rollback taxes for TY 2019 are estimated.

When land owners in the Use Value Assessment Program change the use to a non-qualifying use or re-zone their property to a more intensive zoning, they must pay a "rollback tax." This tax is based on the difference between the property's market value and its use value for the current year and the five most recent complete tax years (including interest). More detailed information about the the Use Value Assessment Program can be found in [Table 5](#) of the Statistical Appendix, page A-3.

Partial Tax Exemption for Rehabilitated Real Estate

An ordinance enacting a partial tax exemption for real estate that is substantially repaired, rehabilitated, or replaced became effective on January 1, 1998. The program is intended to encourage owners of older properties to improve the condition and appearance of their properties. All improved property types are eligible for the exemption. The rehabilitation or replacement structure must increase the assessed value of the original structure by at least 25% to qualify for the exemption. Minimum age and maximum size increase requirements depending on property type must also be met. Applications and information are available on the County's website.

The amount of exemption is based on the increase in building value caused by rehabilitation and is applied over a 15-year period. The tax savings are equal to 100% of the exemption each year for the first ten years. Over the

The Board of County Supervisors adopted the Tax Rehabilitation Program to encourage owners of older properties to improve the condition and appearance of their properties

next five years the tax savings are reduced and the exemption is phased out as follows: 80% in year 11, 60% in year 12, 40% in year 13, 20% in year 14, and 0% in year 15. The tax exemption is transferable to a new property owner during the program period.

The following is an example of a rehabilitated property participating in the program:

Before Rehabilitation



After Rehabilitation



Summary of Tax Exemption for Rehabilitated Real Estate

Tax Year	2015		2016		2017		2018		2019	
Property Type	Parcels	Credit	Parcels	Credit	Parcels	Credit	Parcels	Credit	Parcels	Credit
Commercial	6	\$0	5	\$0	5	\$0	6	\$61,144	6	\$61,144
Residential	29	\$17,207	27	\$16,041	26	\$15,258	23	\$12,467	19	\$10,105
Total	35	\$17,207	32	\$16,041	31	\$15,258	29	\$73,611	25	\$71,249

Note: full decimal precision not shown. There were 5 commercial properties that reached the total credit limit of \$750,000 in 2012.

Tax Exemption for Certified Solar Energy Equipment, Facilities or Devices Program

The Prince William County Board of County Supervisors approved an ordinance allowing a tax exemption for installed certified solar energy equipment, facilities or devices. The purpose of this exemption is to

encourage the use of solar energy for water heating, space heating or cooling or other applications that would otherwise require a conventional non-renewable source of energy.

The amount of exemption is based on the certified cost of the purchase and installation of the solar energy equipment. The tax exemption is granted for a five year period as long as the equipment, facilities, or devices are used during the tax year.

Currently there are 34 qualifying properties enrolled in the program, receiving a combined credit of \$13,956 for calendar year 2019.

Summary of Tax Exemption for Certified Solar Energy Equipment

Tax Year	2015		2016		2017		2018		2019	
	Parcels	Credit	Parcels	Credit	Parcels	Credit	Parcels	Credit	Parcels	Credit
Commercial	2	\$25,575	2	\$25,575	1	\$19,305	1	\$19,305	0	\$0
Residential	8	\$2,844	10	\$3,819	12	\$5,217	11	\$4,914	34	\$13,956
Total	10	\$28,419	12	\$29,394	13	\$24,522	12	\$24,219	34	\$13,956

Note: full decimal precision not shown.

Providing Customer Service

The Real Estate Assessments Office pledges to do the right thing for the community and the customer every time

The Real Estate Assessments Office provides services to all taxpayers in the form of accurate, equitable assessments. In addition, each year the Real Estate Assessments Office provides direct assistance to thousands of citizens on an individual basis. One of the most direct forms of customer service is responding to appeals by taxpayers who are not certain their assessment is correct. Taxpayer appeals are explained in the "Appeal Procedures" section, page 10. Several other direct customer services provided by the Real Estate Assessments Office are as follows:

Walk-in Customers

The Real Estate Assessments Office has two main types of walk-in customers: taxpayers and real estate professionals. When taxpayers come to the Real Estate Assessments Office for assistance, the office staff works directly with them to help them to understand their assessment and taxes and apply for tax relief if applicable. The Real Estate Assessments Office also has brochures about the different tax relief programs Prince William County offers to its residents, which can be found in the Addendum.

Telephone Requests

Many citizens call the Real Estate Assessments Office for information about the method of assessment used in valuing their property or about tax due dates and other general facts. The Real Estate Assessments Office also provides tax professionals with ownership, tax and property data.

Internet Access

Real estate assessment information is available free-of-charge on the County's website, GovernMax. Ownership information, physical descriptions, sales history, and assessment history for each property in the County are provided on the website at pwc.publicaccessnow.com. The County's internet statistics reports consistently demonstrate that the Real Estate Assessments Office has one of the highest number of views (a count of hits to pages) and visitor sessions within the County's website. A summary of customer service activity is shown in the following table:

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Walk-in Customers	3,166	3,443	2,213	3,788	3,480
Citizen/Public Agency Calls	13,350	13,015	12,250	10,445	10,865
Real Estate Assessments Sessions	458,280	466,043	474,686	466,180	477,170
Total	474,796	482,501	489,149	480,413	491,515

Real Property Assessments Internet System

"PublicAccessNow" is one of the most widely used applications on the County's Website

The screenshot displays the 'Property Information' section for 1 COUNTY COMPLEX CT (Account Number 094129). It lists the owner as PWC BOARD OF COUNTY SUPERVISORS VA and provides the address: 1 COUNTY COMPLEX CT, WOODBRIDGE VA 22192-9201. The assessment info shows a 2018 total market value of \$42,741,600. Below this, two occupancy cards are shown for '424 Govt Owned Low Rise Office - Building Section 001'. The 'Improvements' table lists 'XPV Asphalt Paving' (Area 144900) and 'XSL Concrete Slab-4" Reinforced SS1 Storage Shed' (Area 1024). The 'Assessment History' table shows values from 2012 to 2018, and the 'Transfer History' section indicates no transfers were found.

Real Estate Values

For the purpose of comparing and analyzing real estate assessments, property in the County has been divided into several categories. The following table compares assessed values for each type of property for tax years 2018 and 2019.

Assessed Values from TY 2018 to TY 2019

Improved existing residential values increased 4.56% from January 1, 2018 to January 1, 2019

The total locally assessed values increased 4.32% from January 1, 2018 to January 1, 2019

	2018	2019	Percentage Change
Taxable Real Estate			
Residential	\$46,562,180,100	\$48,652,603,300	4.49
Apartments	\$3,226,568,100	\$3,406,366,600	5.57
Total Residential	\$49,788,748,200	\$52,058,969,900	4.56
Commercial and Industrial	\$9,240,705,300	\$9,526,081,200	3.09
Public Service ⁽¹⁾	\$1,804,079,043	\$1,822,119,833	1.00
Total Commercial and Industrial	\$11,044,784,343	\$11,348,201,033	2.75
Undeveloped Land	\$185,682,300	\$186,227,100	0.29
Total Assessed - Local	\$59,215,135,800	\$61,771,278,200	4.32
Total Assessed - Non-Local	\$1,804,079,043	\$1,822,119,833	1.00
Total Real Estate	\$61,019,214,843	\$63,593,398,033	4.22
Supplements⁽²⁾			
Residential	\$160,492,200	\$133,050,800	
Apartments	\$16,717,800	\$15,723,400	
Commercial and Industrial	\$17,490,900	\$12,827,500	
Undeveloped Land	\$295,900	\$295,200	
Total Supplements	\$194,996,800	\$161,896,900	-16.97
Total Tax Base	\$61,214,211,643	\$63,755,294,933	4.15
Rollbacks ⁽³⁾	\$52,234,667	\$8,888,889	-82.98
Tax Exempt	\$4,323,692,200	\$4,445,054,000	2.81
Deferred Use Value ⁽⁴⁾	\$386,324,100	\$376,623,800	-2.51
Total Assessed Value	\$65,976,462,610	\$68,585,861,622	3.96

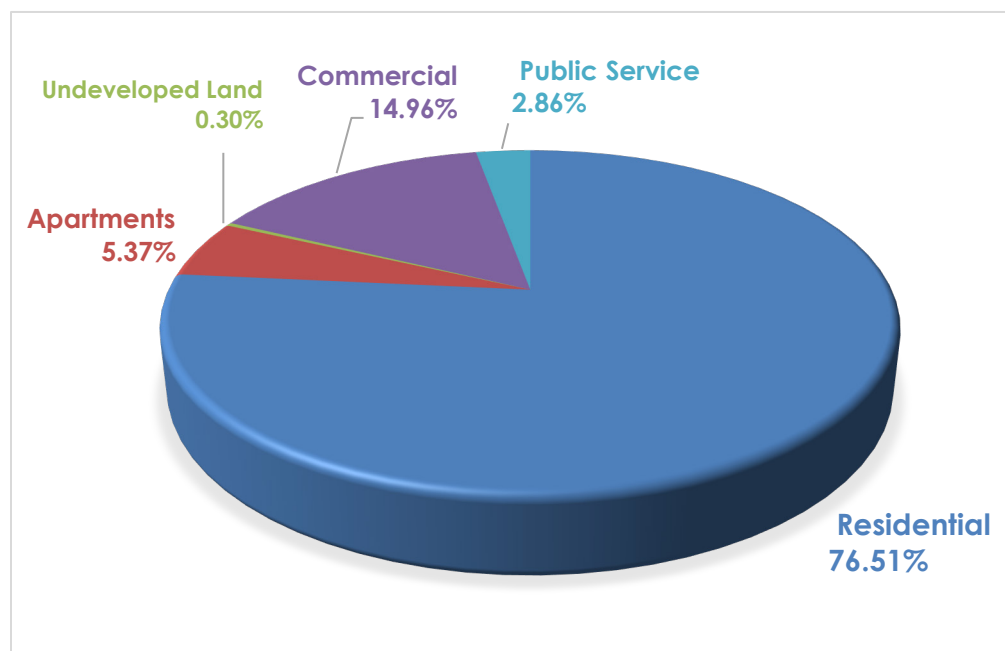
- Public Service assessments are received by the County from the state in September of each year. 2019 Public Service assessments are estimated.
- Supplements are taxes billed for construction completed during the year. Supplemental assessments include prorated assessments on newly completed construction and prorated assessments for properties which become taxable during the year. Supplements 1, 2, and 3 for 2019 are not currently available. The values shown are estimated.
- Rollbacks account for properties that were eliminated from the use value program due to re-zoning or development. Rollbacks for 2019 are estimated and are calculated using the base tax rate of \$1.1250 per \$100 of assessed value.
- Deferred use value is the difference between the market value and use value of properties in the Use Value Assessment Program.

Notes:

- 2018 Assessed Values were updated.
- 2018 and 2019 Assessed Values form the basis for FY 2019 and FY 2020 revenues, respectively.

Each year, changes in the Landbook are attributed to growth and appreciation

Composition of Tax Base - 2019 Assessed Values



Landbook Values: Growth and Appreciation

The 2019 landbook contains assessed values for all properties in the County as of January 1, 2019. The following categories of assessments are **not** included in the landbook:

- Assessments for state-valued public service properties (these are received from the state in September of each year)
- Supplemental assessments (these are made after January 1, 2019)

Each year, changes in landbook values for each category can be divided into two main influences: *growth and appreciation*. Changes in value due to growth result from the construction of new buildings and land subdivisions. As the table on the following page shows, the residential, apartments, commercial and industrial categories experienced positive growth from 2018. Subdivisions and changes in code class designations caused a 0.29% increase in the value of undeveloped land.

Changes in value due to appreciation or depreciation are the result of changes in real estate market conditions, changes in property descriptions, physical deterioration, renovations and additions. For the 2019 landbook, these factors caused residential, apartment, commercial and industrial properties to increase in value. Overall, the landbook value increased 4.22%, of which approximately 3.02% was due to appreciation and 1.20% to growth. The following table shows the 2018 to 2019 landbook changes attributable to growth and appreciation. Detailed and historical data are shown in tables [11B](#) and [11C](#), page 10, in the Statistical Appendix.

Net Changes in Landbook Values - 2018 to 2019	Percent Growth	Percent Appreciation	Total Percent Change
Residential	1.09	3.40	4.49
Apartments	2.81	2.77	5.57
Commercial/Industrial	1.26	1.83	3.09
Public Service	1.00	0.00	1.00
Undeveloped Land	-0.81	1.11	0.29
Total Landbook	1.20	3.02	4.22

Notes:

- Net change is not necessarily indicative of the change to a particular property. Individual assessment changes may vary considerably.
- Full decimal precision is not shown.
- Public Service changes are estimated.

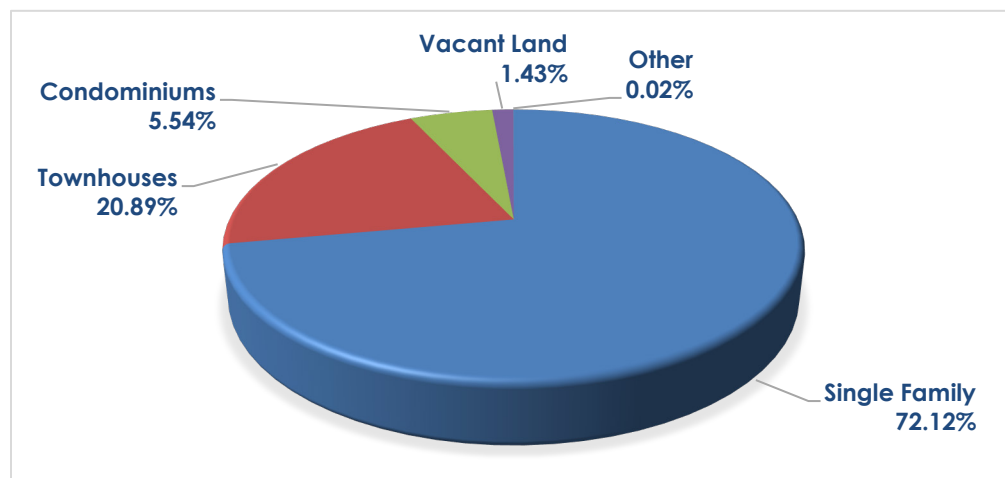
Residential

The residential category includes improved and unimproved parcels zoned for residential use except multifamily rental apartment units. Improved parcels in this category are single family homes, townhouses, and condominiums. The 2019 residential assessments increased 4.49% overall. The average assessment of all single family, townhouse, and condominium properties increased from \$359,100 to \$372,400, or 3.70% overall, from 2018 to 2019. This includes 1,301 new homes that were completed during calendar year 2018, but excludes partially built homes. The average assessment of existing single family, townhouse, and condominium properties increased from \$357,900 to \$371,100 or 3.69%, overall, from 2018 to 2019. The table below shows the landbook value of residential properties for the last five years and the following pages shows the composition of the residential category, the composition of new construction, and the average assessed values of residential properties.

Landbook values of new and existing residential properties increased by 4.49% from 2018 to 2019

Residential Landbook Assessments		
Calendar Year		% Change
2015	\$41,864,133,900	7.48%
2016	\$43,233,126,800	3.27%
2017	\$44,522,947,200	2.98%
2018	\$46,562,180,100	4.58%
2019	\$48,652,603,300	4.49%

Types of Residential Property as a Percent of Total Residential Value



Notes:

This table is not a count of dwelling units in the County. Some parcels in the Single Family category may have more than one dwelling unit. New homes that were partially built as of January 1, 2019, are counted as if they were complete, although their value is discounted depending on the level of completion. Tax-exempt properties and apartment units are not included in this table.

There were 1,301 new homes built in the County during calendar year 2018, adding \$650.5 million to the residential tax base. Of those, 76.25% were single-family homes, townhouses and condominiums assessed at over the overall residential assessment average, for new and existing residential properties, of \$372,400, for tax year 2019. The average assessment of all residential new construction increased from \$471,700 in 2018 to \$500,000 in 2019. The following table shows the breakdown of new homes by type and value:

Type of New Residential Construction	New Units Over \$372,400		New Units Under \$372,400		All New Units	
	Count	Average Assessment	Count	Average Assessment	Count	Average Assessment
Single Family	710	\$596,700	7	\$300,400	717	\$593,800
Townhouses	278	\$432,000	154	\$352,800	432	\$403,800
Condominiums	4	\$438,400	148	\$328,200	152	\$331,100
Total Residential	992	\$549,900	309	\$339,900	1,301	\$500,000

Average Residential Real Estate Tax for New Homes (Tax Rate = \$1.125 per \$100) \$5,625.00

Notes:

- This table includes residential homes completed during 2018. Homes partially built as of January 1, 2019, have been excluded.
- The average assessment of all residential properties (rounded to the nearest \$100 of assessed value) was \$372,400 for 2019.

From January 1, 2018, to January 1, 2019, the average residential assessment increased by 3.70% from \$359,100 to \$372,400

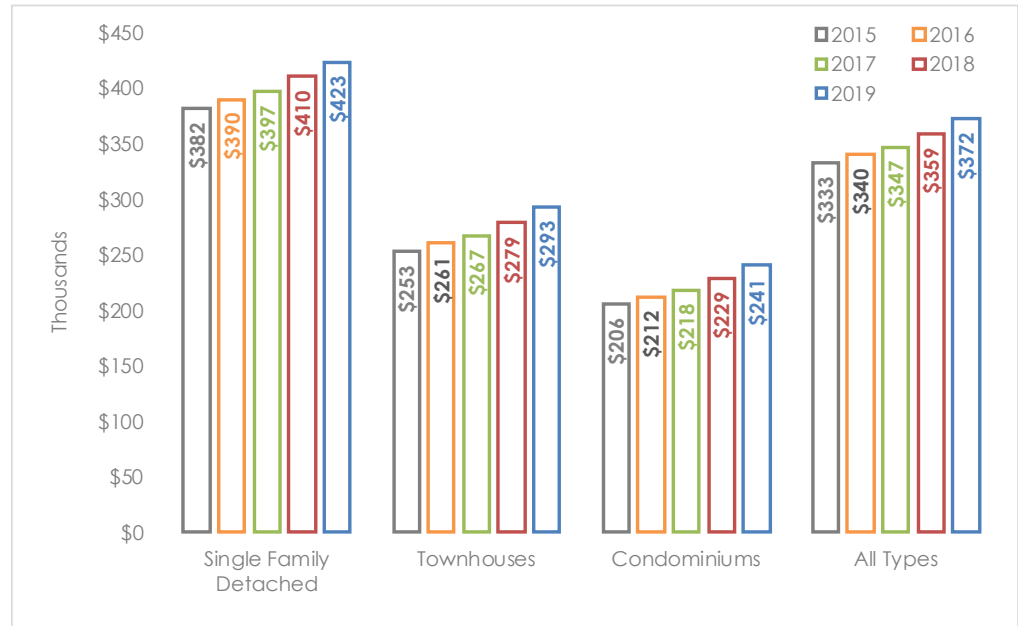
Single-family homes experienced an increase in average assessed value from 2018 to 2019. Listed below are the average assessments of residential dwelling types for the last five years.

Average Residential Assessments by Type

	2015	2016	2017	2018	2019
Single Family Detached	\$381,600	\$389,900	\$397,000	\$410,400	\$423,400
Townhouses	\$252,700	\$260,500	\$267,200	\$278,600	\$292,900
Condominiums	\$205,800	\$211,600	\$218,300	\$228,700	\$240,800
All Types	\$332,600	\$340,200	\$346,700	\$359,100	\$372,400

Note: These averages do not include tax-exempt properties, vacant lots, residences on commercial or agricultural land, parcels with more than one residence, or houses that were partially complete as of January 1, 2019.

Comparison of Average Residential Assessments by Type



The average single family dwelling value increased 3.17% from \$410,400 in 2018 to \$423,400 in 2019

New houses can influence the overall average assessed value of all homes positively or negatively, depending on the size, quality, and type of new construction. In general, new houses are more expensive than typical existing houses in the County and therefore cause an increase in the overall average assessed value. As a result, even if market factors or physical deterioration cause a decline in the value of existing properties, construction of new units may cause the overall average value to increase. A ten-year history of average values is included in the Statistical Appendix, [Table 6](#), page A-4.

Apartments

Apartments include residential rental and vacant land zoned for apartments. The unit count for 2019 is 22,715 and the average assessment per unit is \$148,600.

Apartment values increased 5.57% from 2018 to 2019, compared to a 5.93% gain from 2017 to 2018. Appreciation accounted for approximately 2.7% of this increase, while growth contributed \$90.5 million, or 2.8%. The following table is a summary of apartment unit information for the last five years, excluding vacant land:

Apartment Summary	2015	2016	2017	2018	2019
Number of Apartment Parcels	485	431	435	436	417
Number of Apartment Units	20,800	21,761	22,057	22,237	22,715
Average Assessment per Unit	\$133,700	\$136,800	\$136,600	\$143,900	\$148,600
Improved Parcels Only	\$2,780,126,100	\$2,977,028,800	\$3,013,017,600	\$3,200,532,000	\$3,374,779,500
Undeveloped Apartment Land	\$44,088,400	\$32,099,300	\$32,980,100	\$26,036,100	\$31,587,100
Total Landbook Values	\$2,824,214,500	\$3,009,128,100	\$3,045,997,700	\$3,226,568,100	\$3,406,366,600

Note: Tax-exempt properties are not included in this table.

Commercial and Industrial

Locally-Valued Properties

Locally-valued commercial and industrial properties consist of all non-residential uses such as retail, office, hotel, industrial, warehouse, and vacant parcels with commercial or industrial zoning. Properties owned by public service companies such as utility companies and railroads are valued by the state, but taxed locally.

Locally assessed commercial and industrial property values increased 3.09% from 2018 to 2019, compared to a 13.93% gain from 2017 to 2018. Existing locally assessed commercial properties increased in value by approximately \$169 million or 1.53% in 2018. Commercial new construction and new lots added approximately \$134.4 million or 0.21% to the tax base. Approximately 1.1 million square feet of taxable commercial space was completed during calendar year 2018. Of this amount, roughly 81% of the new commercial square footage was built within the industrial sector. The remaining new commercial square footage included an assisted living facility, two taxable schools and some retail properties. The following table contains landbook assessment information about locally assessed commercial properties overall.

Commercial/Industrial Landbook Values	Total Percent Change
2015	\$7,164,000,200 5.64%
2016	\$7,376,959,400 2.97%
2017	\$8,110,749,500 9.95%
2018	\$9,240,705,300 13.93%
2019	\$9,526,081,200 3.09%

Note: State-valued public service properties are not included in this category. Supplements are not included.

The assessed value of residential apartments increased by 5.57% from 2018 to 2019

The assessed value of commercial and industrial properties increased by 3.09% from 2018 to 2019

State-Valued Public Service Properties

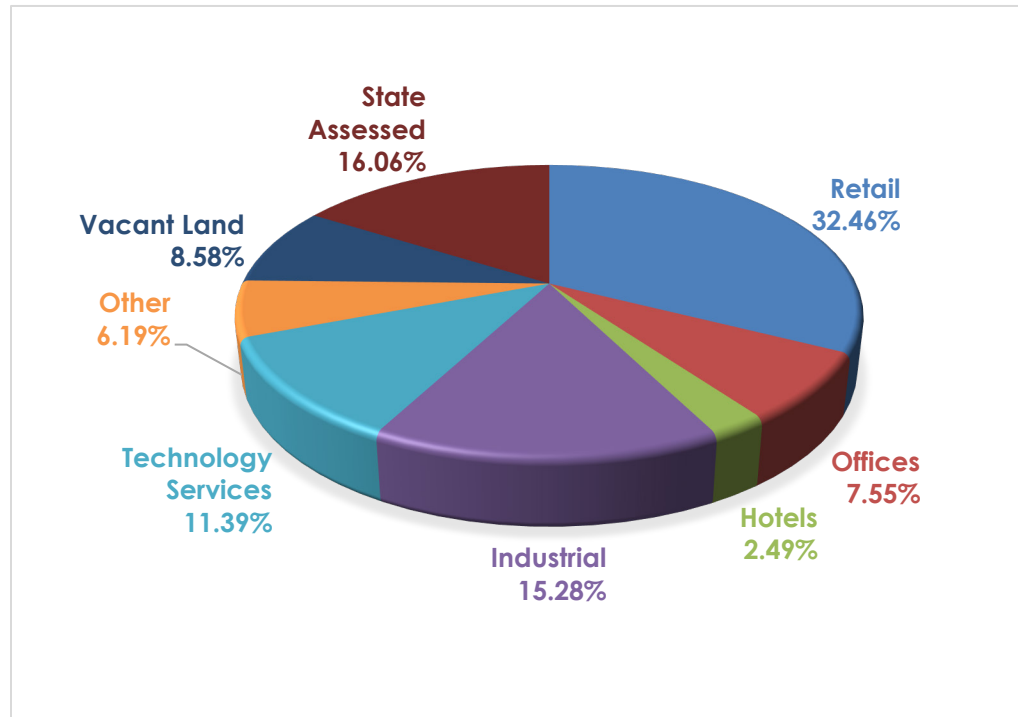
State-valued public service properties are assessed by the State Corporation Commission (SCC) and the Virginia Department of Taxation. The SCC assesses all telecommunications companies, water corporations, intrastate gas pipeline distribution companies, and electric light and power corporations. The Virginia Department of Taxation assesses railroads and interstate pipeline transmission companies. The County receives these assessed values in September of each year and then bills and collects taxes. Since the assessments are not available when first half tax bills are due, the first half taxes are based on the prior year assessment and adjusted on the second half tax bill. The table below shows the total assessed values for Public Service properties. A more detailed history of values for Public Service properties can be found in [Table 9](#) (page A-7) and [Table 11A](#) (page A-9) of the Statistical Appendix.

Public Service	Assessed Value	Change
2015	\$1,678,329,800	9.59%
2016	\$1,782,649,822	6.22%
2017	\$1,826,020,314	2.43%
2018	\$1,804,079,043	-1.20%
2019	\$1,822,119,833	1.00%

Note: 2018 figure was updated from the 2018 Annual Report. Public Service assessments are received by the County from the state in September of each year. 2019 Public Service assessments are estimated.

The table and chart on the following page compare 2019 landbook values of different types of locally-assessed and state-valued properties.

Comparison of Types of Commercial/Industrial Property



Commercial/Industrial Property Types	Number of Parcels	Value, 2019 Landbook	Percent of Total Commercial/Ind.
Locally Assessed			
Retail	1,273	\$3,683,217,700	32.46%
Offices	1,281	\$857,341,900	7.55%
Hotel	46	\$282,808,900	2.49%
Industrial	797	\$1,733,447,500	15.28%
Technology Services	16	\$1,292,351,500	11.39%
Other	481	\$702,941,400	6.19%
Vacant Land	1,191	\$973,972,300	8.58%
Total Locally Assessed	5,085	\$9,526,081,200	83.94%
Total State Assessed		\$1,822,119,833	16.06%
Total Commercial/Industrial		\$11,348,201,033	100.00%

Note: State-Valued Public Service property assessments are received by the County from the state in September of each year. 2019 Public Service assessments are estimated.

Undeveloped Land

Undeveloped land consists of large acreage tracts of farm land and other undeveloped properties greater than twenty acres. From 2018 to 2019, there was a 0.29% increase in value compared to a 11.77% increase from 2017 to 2018, and a 2.89% increase from 2016 to 2017. The current gain in value is attributed to a 1.11% appreciation and a 0.81% growth reduction due to properties being consolidated or subdivided and additional properties qualifying for use value assessments. The following table reflects the landbook values of this category for 2014 to 2019.

Vacant Land Values		Change
2014	\$160,672,200	-6.06%
2015	\$166,695,800	3.75%
2016	\$161,469,200	-3.14%
2017	\$166,128,900	2.89%
2018	\$185,682,300	11.77%
2019	\$186,227,100	0.30%

Some of these undeveloped parcels qualify for the Use Value Assessment Program and are not taxed at market value. These values typically range from \$40 to \$620 per acre (see "Tax Relief Based on Use Value Assessment" on page 14, for more information).

Supplemental Assessments

Supplemental assessments include prorated assessments on newly completed construction and prorated assessments for properties which become taxable during the year. When construction is completed during the year, the increase in assessed value between the January 1 assessment and the complete value is prorated based on the number of months the property is substantially completed or fit for use and occupancy. The owner of the property receives a supplemental tax bill for the prorated increased value.

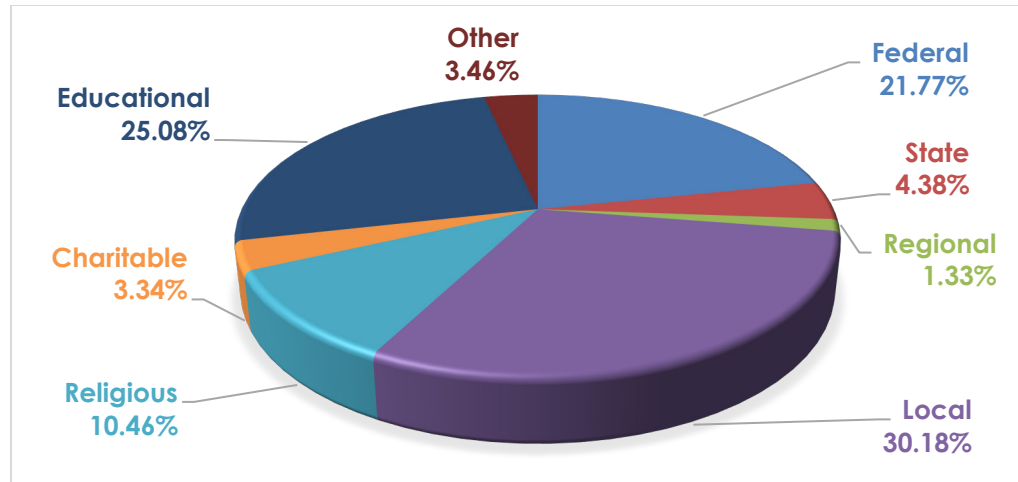
Supplemental Assessments	
2015	\$167,306,300
2016	\$201,195,500
2017	\$219,238,000
2018	\$194,996,800
2019 (Estimated)	\$161,896,900

Tax-Exempt Properties

**Tax-exempt properties
comprise 6.48% of the
County assessed value**

For 2019, there were 2,172 tax-exempt parcels consisting of federal, state, and County-owned properties, as well as properties owned by churches, schools, and other tax-exempt organizations. They comprise 6.48% of the total County assessed value.

The total assessed value of exempt properties for 2019 is \$4,445,054,000 and the total amount of taxes exempted is \$50,006,858. A chart showing the relative proportion of each category of tax-exempt properties for 2019 and a summary of the assessed values of tax-exempt properties by category for 2015 through 2019 follows.



Values of Tax Exempt Properties					
Calendar Year	2015	2016	2017	2018	2019
Federal	\$919,427,000	\$921,622,400	\$915,411,400	\$930,744,700	\$967,784,000
State	\$159,844,300	\$167,243,000	\$172,672,700	\$187,971,300	\$194,741,300
Regional	\$57,011,800	\$55,693,500	\$55,830,100	\$57,525,700	\$59,253,700
Local	\$1,128,003,500	\$1,149,018,900	\$1,224,915,300	\$1,322,966,900	\$1,341,331,200
Religious	\$400,630,000	\$404,141,000	\$420,447,900	\$449,584,500	\$464,736,000
Charitable	\$130,135,600	\$138,846,400	\$138,835,500	\$145,110,000	\$148,624,600
Educational	\$873,008,000	\$924,352,300	\$1,047,325,100	\$1,077,031,700	\$1,114,989,300
Other	\$93,174,700	\$141,012,600	\$137,923,000	\$152,757,400	\$153,593,900
Total Tax Exempt	\$3,761,234,900	\$3,901,930,100	\$4,113,361,000	\$4,323,692,200	\$4,445,054,000
% of Total County Value	6.47%	6.49%	6.58%	6.55%	6.48%

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Statistical Appendix

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Table 1: History of Property Record Maintenance Activity

	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Wills	1,426	1,479	1,109	1,188	1,367	1,498	1,710	1,787	1,172	1,890
New Lots	1,256	1,125	666	1,272	1,454	1,081	1,757	2,019	1,003	1,126
Deeds	20,888	16,878	15,384	16,149	14,975	14,940	15,310	16,762	15,577	14,504
Transfers	16,081	13,098	12,800	13,043	11,625	12,992	13,317	14,326	12,983	15,013

Note: Previous years were updated

Table 2: History of Tax Relief

	TY 2010	TY 2011	TY 2012	TY 2013	TY 2014	TY 2015	TY 2016	TY 2017	TY 2018	TY 2019
for the Elderly and Disabled										
Real Estate										
Number Exempted	3,105	3,209	3,298	3,423	3,363	3,503	3,473	3,558	3,571	3,425
Amount Exempted	\$6,666,576	\$7,355,215	\$8,008,650	\$8,735,938	\$8,984,116	\$9,656,737	\$9,944,013	\$10,520,189	\$11,168,848	\$11,340,956
Assessment Exempted	--	--	606,138,900	677,833,300	\$757,653,100	\$820,292,900	\$839,178,800	\$1,011,005,100	\$1,058,925,500	\$1,051,124,200
Personal Property										
Number Exempted	3,381	3,609	3,685	3,846	3,784	4,020	3,909	4,798	4,859	4,365
Amount Exempted	\$314,584	\$403,659	\$475,213	\$620,570	\$677,644	\$620,976	\$724,130	\$1,324,452	\$1,338,122	\$1,246,181
for Disabled Veterans										
Real Estate										
Number Exempted	n/a	217	262	353	388	618	649	1,120	1,397	1,393
Amount Exempted	n/a	\$852,990	\$1,070,871	\$1,125,626	\$1,721,959	\$2,732,942	\$3,146,396	\$4,946,833	\$6,391,844	\$7,457,051
Assessment Exempted	n/a	--	79,724,700	118,221,800	\$167,504,800	\$249,691,700	\$268,750,000	\$476,811,900	\$617,892,600	\$643,347,200
for Surviving Spouses (of Disabled Veterans or Members of the Armed Forces Killed in Action)										
Real Estate										
Number Exempted	n/a	n/a	n/a	n/a	n/a	n/a	10	40	53	66
Amount Exempted	n/a	n/a	n/a	n/a	n/a	n/a	\$39,409	\$162,610	\$234,223	\$318,980
Assessment Exempted	n/a	n/a	n/a	n/a	n/a	n/a	\$3,328,900	\$14,679,900	\$20,468,200	\$27,332,600
Total Amount Relieved	\$6,981,159.93	\$8,611,863.92	\$9,554,734.53	\$10,482,134.29	\$11,383,718.50	\$13,010,655.10	\$13,853,947.86	\$16,954,084.33	\$19,133,036.03	\$20,363,168.59

Notes:

- Tax Relief for Disabled Veterans not available prior to TY 2011.
- Value of Real Estate Assessment Exempted not available prior to TY 2012.
- Tax Relief for Surviving Spouses of Members of the Armed Forces Killed in Action not available prior to TY 2016.
- Data as of July 2019. Previous years were updated.

Table 3: History of Appeals Activity

	TY 2009	TY 2010	TY 2011	TY 2012	TY 2013	TY 2014	TY 2015	TY 2016	TY 2017	TY 2018
Appeals to Assessor	289	270	164	149	118	136	134	153	79	124
Changed by Assessor	63	42	36	42	35	21	36	47	37	35
% Changed	22%	16%	22%	28%	30%	15%	27%	31%	47%	28%
Appeals Heard by the BOE	117	176	223	57	197	173	64	37	27	54
Changed by BOE	10	60	39	9	11	10	10	7	7	11
% Changed	9%	34%	17%	16%	6%	6%	16%	19%	26%	20%
Appeals to Court	4	1	4	0	0	0	2	3	0	0
Total	410	447	391	206	315	309	200	193	106	178

Notes:

- Changes by the Assessments Office and BOE may have been decreases or increases.
- 2008 BOE appeals include 12 subdivision appeals with a total of 408 lots. 2009 BOE appeals include 4 subdivision appeals with a total of 187 lots. 2010 BOE appeals include 2 subdivisions with a total of 114 lots. 2011 BOE Appeals include 2 subdivisions with a total of 164 lots. 2013 BOE appeals include 1 subdivision with a total of 127 lots. 2014 BOE appeals include 1 subdivision with a total of 126 lots.

Table 4: History of Adjustments

	TY 2009	TY 2010	TY 2011	TY 2012	TY 2013	TY 2014	TY 2015	TY 2016	TY 2017	TY 2018
Number Adjusted	441	262	291	220	358	341	412	193	121	229
Tax Amount Reduced	\$1,867,243	\$1,216,907	\$837,787	\$987,262	\$1,946,477	\$1,389,015	\$2,108,814	\$781,737	\$223,596	\$8,089,406

Note: These numbers include all adjustments made as a result of real estate assessment appeals, taxpayer inquiries, fire damage, state code changes, etc., to the Real Estate Assessments Office.

Table 5: Use Value Assessment Summary

Tax Year	# of Parcels	Acres	Market Value Assessment	Use Value Assessment	Deferred Assessment	Percent Reduction	Base Tax Rate per \$100	Deferred Tax	Rollback Taxes¹	Net Tax Deferral²
2010	819	33,020	\$510,925,000	\$63,639,200	\$447,285,800	87.54	1.2360	\$5,528,452	\$241,399	\$5,287,053
2011	815	32,563	\$465,178,100	\$61,467,800	\$403,710,300	86.79	1.2040	\$4,860,672	\$463,815	\$4,396,857
2012	850	32,827	\$465,191,400	\$68,186,600	\$397,004,800	85.34	1.2090	\$4,799,788	\$152,760	\$4,647,028
2013	844	34,294	\$469,915,300	\$65,427,700	\$404,487,600	86.08	1.1810	\$4,776,999	\$136,416	\$4,640,583
2014	840	34,222	\$474,996,700	\$69,396,000	\$405,600,700	85.39	1.1480	\$4,656,296	\$396,233	\$4,260,063
2015	782	33,673	\$459,964,800	\$65,605,400	\$394,359,400	85.74	1.1220	\$4,424,712	\$897,425	\$3,527,287
2016	775	33,329	\$468,358,500	\$66,919,000	\$401,439,500	85.71	1.1220	\$4,504,151	\$298,203	\$4,205,948
2017	789	33,082	\$470,280,600	\$71,040,600	\$399,240,000	84.89	1.1250	\$4,491,450	\$1,277,532	\$3,213,918
2018	773	32,197	\$458,125,800	\$71,801,700	\$386,324,100	84.33	1.1250	\$4,346,146	\$587,640	\$3,758,506
2019	766	31,216	\$446,368,200	\$69,744,400	\$376,623,800	84.38	1.1250	\$4,237,018	\$100,000	\$4,137,018

(1) 2019 rollback taxes are estimated. Previous years were updated.

(2) Net Annual Deferral = Tax Reduction – Rollback Taxes.

Table 6: Average Assessed Value History of Residential Property

Tax Year	Single Family and Duplexes	Townhouses	Condominiums	All Residential	Percent Change	Total Number of Units*
2010	\$295,500	\$172,200	\$152,600	\$251,200	0.92%	116,559
2011	\$310,700	\$189,000	\$157,100	\$265,800	5.81%	118,274
2012	\$320,400	\$195,900	\$160,400	\$274,300	3.20%	119,543
2013	\$335,300	\$212,000	\$170,100	\$289,100	5.40%	120,790
2014	\$359,900	\$234,200	\$186,600	\$312,100	7.96%	121,768
2015	\$381,600	\$252,700	\$205,800	\$332,600	6.57%	122,880
2016	\$389,900	\$260,500	\$211,600	\$340,200	2.29%	124,177
2017	\$397,000	\$267,200	\$218,300	\$346,700	1.91%	125,651
2018	\$410,400	\$278,600	\$228,700	\$359,100	3.58%	127,000
2019	\$423,400	\$292,900	\$240,800	\$372,400	3.70%	128,522

* The units included in this table are all residential properties in the Single Family Detached, Duplex, Townhouse and Condominium categories. Houses on commercially zoned or agricultural parcels and houses that were partially complete as of January 1, 2019 are not included. Tax exempt properties and parcels owned by homeowner's associations are also not included. The difference between the unit counts in successive years does not always equal the number of new houses added since during reassessment some properties are reclassified to or from a non-residential type.

Average Assessed Value—All Residential (2010-2019)

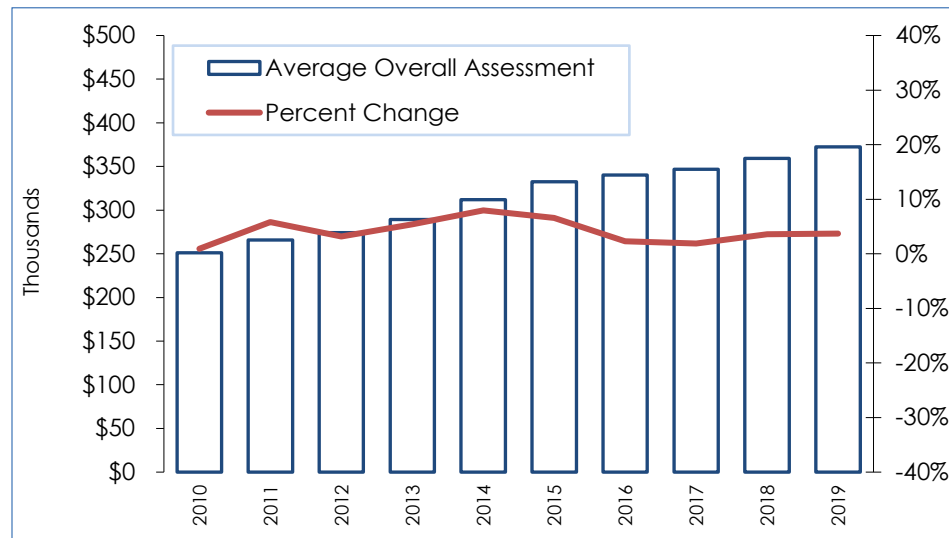


Table 7: Assessed Values and Estimated Market Values

Tax Year	RESIDENTIAL			APARTMENTS			COMMERCIAL		
	Assessed Value	Ratio ¹	Estimated Market Value	Assessed Value	Ratio ¹	Estimated Market Value	Assessed Value	Ratio ¹	Estimated Market Value
2010	\$30,434,819,300	81.30%	\$37,433,226,000	\$1,451,943,800	83.44%	\$1,740,105,200	\$5,722,157,600	84.27%	\$6,790,266,500
2011	\$32,477,281,000	85.98%	\$37,774,683,800	\$1,642,124,600	61.96%	\$2,650,297,900	\$5,899,244,100	87.56%	\$6,737,373,300
2012	\$33,769,506,400	86.17%	\$39,188,341,100	\$1,911,766,400	85.85%	\$2,226,868,300	\$6,210,946,600	89.26%	\$6,958,264,200
2013	\$35,821,827,600	83.43%	\$42,934,803,800	\$2,185,291,000	63.47%	\$3,443,029,800	\$6,597,589,700	80.04%	\$8,242,865,700
2014	\$39,073,111,300	87.49%	\$44,661,157,400	\$2,525,672,100	89.76%	\$2,813,805,800	\$6,802,104,400	87.30%	\$7,791,643,100
2015	\$41,983,238,300	91.92%	\$45,672,609,900	\$2,856,818,800	77.52%	\$3,685,266,800	\$7,179,332,800	85.17%	\$8,429,415,100
2016	\$43,393,627,600	91.79%	\$47,277,032,400	\$3,020,162,100	89.71%	\$3,366,583,500	\$7,406,620,100	88.89%	\$8,332,343,500
2017	\$44,665,855,300	90.14%	\$49,553,983,700	\$3,047,464,900	93.35%	\$3,264,558,000	\$8,185,594,100	78.88%	\$10,377,274,500
2018	\$46,722,672,300	93.56%	\$49,938,739,400	\$3,243,285,900	80.18%	\$4,045,006,100	\$9,258,196,200	89.42%	\$10,353,607,900
2019	\$48,785,654,100	93.89%	\$51,959,953,300	\$3,422,090,000	93.90%	\$3,644,398,300	\$9,538,908,700	88.83%	\$10,738,386,500

Table 7: Assessed Values and Estimated Market Values (cont.)

Tax Year	LAND					PUBLIC SERVICE				TOTALS			
	Use Value Assessment ²	Market Assessment	Ratio ¹	Estimated Use Value	Estimated Market Value	Public Service Equal	Ratio ¹	Estimated Market Value ²	Total Use Value Assessment ³	Total Market Assessment	Ratio ¹	Estimated Use Value	Total Estimated Market Value
2010	\$180,504,800	\$627,790,600	81.45%	\$221,614,242	\$770,768,100	\$1,466,645,300	81.45%	\$1,800,669,500	\$39,256,070,800	\$39,703,356,600	81.80%	\$47,985,881,442	\$48,535,035,300
2011	\$163,184,300	\$566,894,600	86.00%	\$189,749,186	\$659,179,800	\$1,472,610,300	86.00%	\$1,712,337,600	\$41,654,444,300	\$42,058,154,600	84.91%	\$49,064,441,786	\$49,533,872,400
2012	\$170,032,400	\$567,037,200	85.72%	\$198,357,909	\$661,499,300	\$1,521,976,500	85.72%	\$1,775,520,900	\$43,584,228,300	\$43,981,233,100	86.56%	\$50,347,352,409	\$50,810,493,800
2013	\$171,125,900	\$575,613,500	83.47%	\$205,014,856	\$689,605,200	\$1,501,931,000	83.47%	\$1,799,366,200	\$46,277,765,200	\$46,682,252,800	81.74%	\$56,625,080,356	\$57,109,670,700
2014	\$161,172,400	\$566,773,100	87.54%	\$184,112,863	\$647,444,700	\$1,531,396,600	87.54%	\$1,749,367,800	\$50,093,456,800	\$50,499,057,500	87.58%	\$57,200,086,963	\$57,663,418,800
2015	\$166,960,800	\$561,320,200	91.96%	\$181,558,069	\$610,396,000	\$1,678,329,800	91.96%	\$1,825,065,000	\$53,864,680,500	\$54,259,039,900	90.10%	\$59,793,914,869	\$60,222,752,800
2016	\$161,469,200	\$562,908,700	91.93%	\$175,643,642	\$612,323,200	\$1,782,649,822	91.93%	\$1,939,138,300	\$55,764,528,822	\$56,165,968,322	91.29%	\$61,090,741,342	\$61,527,420,900
2017	\$166,147,000	\$565,387,000	90.29%	\$184,014,841	\$626,190,100	\$1,826,020,314	90.29%	\$2,022,394,900	\$57,891,081,614	\$58,290,321,614	88.53%	\$65,402,225,941	\$65,844,401,200
2018	\$185,978,200	\$572,302,300	93.56%	\$198,779,607	\$611,695,500	\$1,804,079,043	93.56%	\$1,928,258,900	\$61,214,211,643	\$61,600,535,743	92.11%	\$66,464,391,907	\$66,877,307,800
2019	\$186,522,300	\$563,146,100	93.90%	\$198,639,297	\$599,729,600	\$1,822,119,833	93.90%	\$1,940,489,700	\$63,755,294,933	\$64,131,918,733	93.10%	\$68,481,867,097	\$68,882,957,400

(1) Ratios are from the Department of Taxation Sales Ratio Study. Since the ratios for the two most current years (2018 and 2019) are not available, estimates from the Real Estate Assessments Office are reported.

(2) Certain agricultural and forestal land is granted special use value assessment.

(3) Figures do not include rollbacks.

Notes:

- Assessed values include landbook values plus all supplements.
- Supplements for calendar year 2019 are estimated.
- All ratios were updated. Where no ratio is calculated because of insufficient sales, the overall County average is used.

Table 8: History of the Real Estate Tax Base

Tax Year	2010		2011		2012		2013		2014	
	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent
Residential	\$30,435	77.53	\$32,477	77.97	\$33,770	77.48	\$35,822	77.41	\$39,073	78.00
Apartments	\$1,452	3.70	\$1,642	3.94	\$1,912	4.39	\$2,185	4.72	\$2,526	5.04
Commercial/Ind	\$5,722	14.58	\$5,899	14.16	\$6,211	14.25	\$6,598	14.26	\$6,802	13.58
Agricultural	\$181	0.46	\$163	0.39	\$170	0.39	\$171	0.37	\$161	0.32
Total Local	\$37,789	96.26	\$40,182	96.46	\$42,062	96.51	\$44,776	96.75	\$48,562	96.94
Public Service	\$1,467	3.74	\$1,473	3.54	\$1,522	3.49	\$1,502	3.25	\$1,531	3.06
Total	\$39,256	100.00	\$41,654	100.00	\$43,584	100.00	\$46,278	100.00	\$50,093	100.00

Tax Year	2015		2016		2017		2018		2019	
	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent	Amount	Percent
Residential	\$41,983	77.94	\$43,394	77.82	\$44,666	77.15	\$46,723	76.33	\$48,786	76.52
Apartments	\$2,857	5.30	\$3,020	5.42	\$3,047	5.26	\$3,243	5.30	\$3,422	5.37
Commercial/Ind	\$7,179	13.33	\$7,407	13.28	\$8,186	14.14	\$9,258	15.12	\$9,539	14.96
Agricultural	\$167	0.31	\$161	0.29	\$166	0.29	\$186	0.30	\$187	0.29
Total Local	\$52,186	96.88	\$53,982	96.80	\$56,065	96.85	\$59,410	97.05	\$61,933	97.14
Public Service	\$1,678	3.12	\$1,783	3.20	\$1,826	3.15	\$1,804	2.95	\$1,822	2.86
Total	\$53,865	100.00	\$55,765	100.00	\$57,891	100.00	\$61,214	100.00	\$63,755	100.00

Notes:

- All amounts are in millions.
- Supplements are estimated for 2019.
- 2019 Public Service assessments are estimated.
- Assessments include original landbook plus supplements.

Table 9: Tax Base Composition as a Percentage of the Total Tax Base

Tax Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Residential	77.53%	77.97%	77.48%	77.41%	78.00%	77.94%	77.82%	77.15%	76.33%	76.52%
Apartments	3.70%	3.94%	4.39%	4.72%	5.04%	5.30%	5.42%	5.26%	5.30%	5.37%
Commercial/Ind.	14.58%	14.16%	14.25%	14.26%	13.58%	13.33%	13.28%	14.14%	15.12%	14.96%
Agricultural	0.45%	0.39%	0.39%	0.36%	0.32%	0.31%	0.28%	0.30%	0.30%	0.29%
Public Service	3.74%	3.54%	3.49%	3.25%	3.06%	3.12%	3.20%	3.15%	2.95%	2.86%
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Notes:

- Supplements are included.
- Supplements for 2019 are estimated.
- 2019 Public Service assessments are estimated.

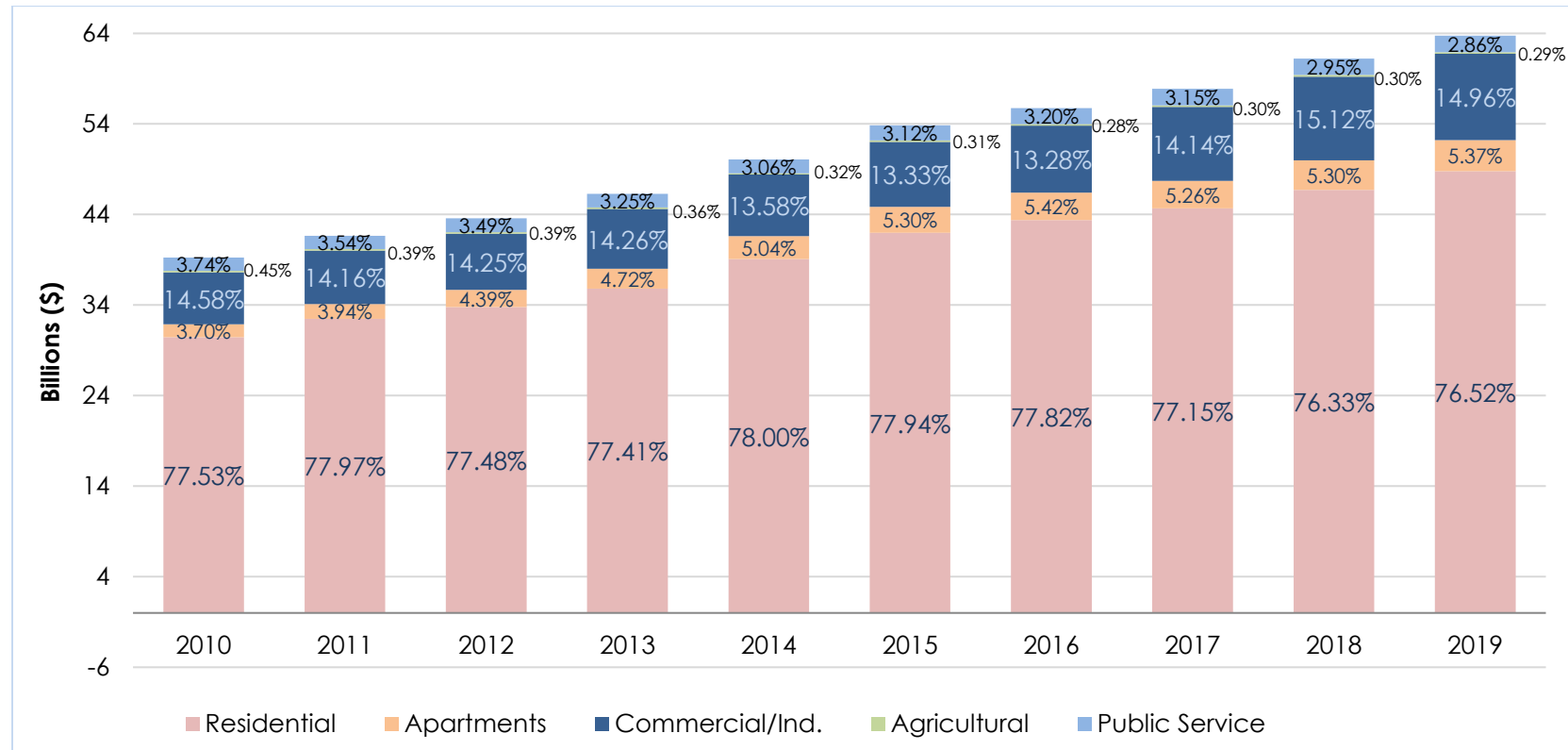


Table 10: Assessment Performance Statistics

Level of Assessments

Tax Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Residential Urban	80.69%	85.87%	85.67%	83.60%	87.75%	92.28%	92.20%	90.51%	93.84%	94.17%
Residential Suburban	84.53%	86.61%	99.04%	81.39%	85.52%	89.43%	88.89%	87.47%	91.67%	91.94%
Weighted Average (Residential)	81.30%	85.98%	86.17%	83.43%	87.49%	91.92%	91.79%	90.14%	93.56%	93.89%
Apartment	83.44%	61.96%	85.85%	63.47%	89.76%	77.52%	89.71%	93.35%	80.18%	*
Commercial/Industrial	84.27%	87.56%	89.26%	80.04%	87.30%	85.17%	88.89%	78.88%	89.42%	88.83%
Agricultural	81.45%	86.00%	85.72%	83.47%	87.54%	91.96%	91.93%	90.29%	93.56%	93.90%
Overall Median	81.45%	86.00%	85.72%	83.47%	87.54%	91.96%	91.93%	90.29%	93.56%	93.90%

Equity of Assessments

Tax Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Residential Urban	12.57%	9.72%	8.60%	8.20%	6.62%	6.07%	5.64%	5.73%	5.02%	4.99%
Residential Suburban	11.40%	10.94%	9.35%	12.58%	9.94%	9.51%	9.84%	10.17%	7.65%	7.82%
Weighted Average (Residential)	12.38%	9.90%	8.63%	8.53%	7.01%	6.50%	6.17%	6.28%	5.36%	5.34%
Apartment	26.09%	13.16%	4.69%	22.74%	8.63%	10.81%	12.55%	4.06%	5.60%	*
Commercial/Industrial	32.34%	33.74%	21.56%	28.97%	14.26%	17.71%	15.66%	22.52%	16.41%	16.05%
Agricultural	*	*	*	*	*	*	*	*	*	*
Overall Equity	12.75%	10.58%	9.27%	8.96%	7.14%	6.64%	6.34%	6.54%	5.52%	5.51%

* Insufficient sales.

Notes:

- Where no ratio is calculated because of insufficient sales, the overall County average is used.
- "Level of Assessment" refers to the median ratio of assessment to selling price as reported by the Virginia Department of Taxation.
- "Equity of Assessments" is the average percentage sales deviation from the median ratio.
- 2018 and 2019 figures are estimates by the Real Estate Assessment Office.

Table 11A: Growth and Appreciation

TY 2018 to TY 2019

	2018 Landbook		-----Appreciation-----			Growth-----		2019 Landbook	Total Change
	Value	Amount	%	Amount	%	Value			
Residential	46,562,180,100	\$1,581,093,300	3.40	\$509,329,900	1.09	48,652,603,300	4.49		
Apartments	3,226,568,100	\$89,263,800	2.77	\$90,534,700	2.81	3,406,366,600	5.57		
Total Residential	49,788,748,200	\$1,670,357,100	3.35	\$599,864,600	1.20	52,058,969,900	4.56		
Commercial/Industrial	9,240,705,300	\$169,008,800	1.83	\$116,367,100	1.26	9,526,081,200	3.09		
Public Service*	1,804,079,043	\$0	0.00	\$18,040,790	1.00	1,822,119,833	1.00		
Total Commercial and Industrial	11,044,784,343	\$169,008,800	1.53	\$134,407,890	1.22	11,348,201,033	2.75		
Undeveloped Land	185,682,300	\$2,055,800	1.11	-\$1,511,000	-0.81	186,227,100	0.29		
Total Assessed - Local	59,215,135,800	\$1,841,421,700	3.11	\$714,720,700	1.21	61,771,278,200	4.32		
Total Assessed - Non-Local	1,804,079,043	\$0	0.00	\$18,040,790	1.00	1,822,119,833	1.00		
Total Real Estate	61,019,214,843	\$1,841,421,700	3.02	\$732,761,490	1.20	63,593,398,033	4.22		
Total Supplements**	194,996,800					161,896,900	-16.97		
Total Tax Base	61,214,211,643	\$1,841,421,700	3.01	\$732,761,490	1.20	63,755,294,933	4.15		
Rollbacks**	52,234,667					8,888,889	-82.98		
Tax Exempt	4,323,692,200					4,445,054,000	2.81		
Deferred Use Value	386,324,100					376,623,800	-2.51		
Total Assessed Value	65,976,462,610					68,585,861,622	3.96		

TY 2017 to TY 2018

	2017 Landbook		-----Appreciation-----			Growth-----		2018 Landbook	Total Change
	Value	Amount	%	Amount	%	Value			
Residential	44,522,947,200	\$1,461,125,000	3.28	\$578,107,900	1.30	46,562,180,100	4.58		
Apartments	3,045,997,700	\$103,372,000	3.39	\$77,198,400	2.53	3,226,568,100	5.93		
Total Residential	47,568,944,900	\$1,564,497,000	3.29	\$655,306,300	1.38	49,788,748,200	4.67		
Commercial/Industrial	8,110,749,500	\$315,586,100	3.89	\$814,369,700	10.04	9,240,705,300	13.93		
Public Service	1,826,020,314	-\$40,201,474	-2.20	\$18,260,203	1.00	1,804,079,043	-1.20		
Total Commercial and Industrial	9,936,769,814	\$275,384,626	2.77	\$832,629,903	8.38	11,044,784,343	11.15		
Undeveloped Land	166,128,900	\$18,044,300	10.86	\$1,509,100	0.91	185,682,300	11.77		
Total Assessed - Local	55,845,823,300	\$1,898,127,400	3.40	\$1,471,185,100	2.63	59,215,135,800	6.03		
Total Assessed - Non-Local	1,826,020,314	-\$40,201,474	-2.20	\$18,260,203	1.00	1,804,079,043	-1.20		
Total Real Estate	57,671,843,614	\$1,857,925,926	3.22	\$1,489,445,303	2.58	61,019,214,843	5.80		
Total Supplements	219,238,000					194,996,800	-11.06		
Total Tax Base	57,891,081,614	\$1,857,925,926	3.21	\$1,489,445,303	2.57	61,214,211,643	5.74		
Rollbacks	113,558,400					52,234,667	-54.00		
Tax Exempt	4,113,361,000					4,323,692,200	5.11		
Deferred Use Value	399,240,000					386,324,100	-3.24		
Total Assessed Value	62,517,241,014					65,976,462,610	5.53		

* All changes in Public Service are attributed to growth. 2019 Public Service assessed value is estimated.

** Supplements and Rollbacks are estimated for 2019.

Note: Full decimal precision is not shown.

Table 11B: History of Growth Rates

Landbook	Residential	Apartments	Commercial	Public Service	Land	Overall
2010	1.72%	1.03%	2.91%	1.00%	-16.46%	1.77%
2011	1.66%	3.99%	2.53%	1.00%	-8.41%	1.80%
2012	1.24%	1.37%	1.66%	1.00%	-0.59%	1.29%
2013	1.38%	2.38%	1.88%	1.00%	-1.51%	1.47%
2014	1.48%	8.00%	0.85%	1.00%	-6.56%	1.64%
2015	1.31%	9.18%	0.91%	1.00%	-1.35%	1.62%
2016	1.48%	3.66%	1.50%	1.00%	-5.90%	1.55%
2017	1.20%	1.09%	2.01%	1.00%	-0.47%	1.29%
2018	1.30%	2.53%	10.04%	1.00%	0.91%	2.57%
2019	1.09%	2.81%	1.26%	1.00%	-0.81%	1.20%

Table 11C: History of Appreciation Rates

Landbook	Residential	Apartments	Commercial	Public Service	Land	Overall
2010	0.00%	-20.91%	-17.45%	6.77%	-0.32%	-3.64%
2011	5.24%	9.61%	0.34%	-0.59%	-1.68%	4.43%
2012	2.76%	13.46%	3.76%	2.35%	0.90%	3.31%
2013	4.72%	12.65%	4.45%	-2.32%	7.78%	4.79%
2014	7.62%	6.60%	2.22%	0.96%	0.50%	6.54%
2015	6.18%	4.66%	4.74%	8.59%	5.10%	5.95%
2016	1.79%	2.89%	1.47%	5.22%	2.76%	1.91%
2017	1.78%	0.13%	7.93%	1.43%	3.36%	2.49%
2018	3.28%	3.39%	3.89%	-2.20%	10.86%	3.21%
2019	3.40%	2.77%	1.83%	0.00%	1.11%	3.01%

Notes:

- These tables include Public Service properties in addition to the landbook categories.
- Public service figure for previous year was updated. Public Service for 2019 is estimated.
- These tables do not include supplements.
- These rates represent the effects of growth and appreciation from the prior year on the landbook for the year shown.
- Full decimal precision is not shown.

Table 12: Top Fifty Real Estate Taxpayers – FY 2019

Rank	Owner Name	2018 Assessment	% of Tax Base	Rank	Owner Name	2018 Assessment	% of Tax Base
1	VA ELECTRIC & POWER COMPANY	\$874,741,573	1.434%	26	FRP MANASSAS LLC	\$60,925,100	0.100%
2	MALL AT POTOMAC MILLS LLC	\$500,598,400	0.820%	27	BELL FUND VI WOODBRIDGE LLC	\$60,754,000	0.100%
3	NORTHERN VIRGINIA ELECTRIC CO-OP	\$341,939,847	0.560%	28	COPT DC 19 LLC	\$60,055,300	0.098%
4	ABTEEN VENTURES LLC	\$165,800,000	0.272%	29	VILLAGE ON BULL RUN LLC	\$59,352,700	0.097%
5	VERIZON SOUTH INC.	\$156,251,849	0.256%	30	POTOMAC HEIGHTS ONE LLC & POTOMAC HEI	\$59,239,600	0.097%
6	POWERLOFT @ INNOVATION I LLC	\$148,349,400	0.243%	31	POTOMAC VISTA APARTMENTS LLC	\$59,176,100	0.097%
7	WASHINGTON GAS LIGHT COMPANY	\$144,971,509	0.238%	32	ARCADIA RUN LLC	\$58,934,300	0.097%
8	JBG/WOODBRIDGE RETAIL LLC	\$133,775,500	0.219%	33	VIRGINIA-AMERICAN WATER CO.	\$58,645,321	0.096%
9	ROLLING BROOK WINDSOR LLC ETAL T-C	\$114,124,900	0.187%	34	CL MISTY LLC	\$58,315,400	0.096%
10	CHATSWORTH PARK INVESTORS LLC	\$104,919,800	0.172%	35	VAN METRE KENSINGTON PLACE LLC	\$58,295,100	0.096%
11	KIR SMOKETOWN STATION LP	\$102,596,700	0.168%	36	AERC RIVERSIDE STATION LLC	\$57,502,500	0.094%
12	WOODBRIDGE STATION APARTMENTS LLC	\$99,188,900	0.163%	37	FRG LIBRARY LLC & OAKS PLAZA LLC & FRG C	\$56,029,800	0.092%
13	HARBOR STATION COMMUNITIES LLC	\$96,627,600	0.158%	38	BULL RUN PLAZA LLC	\$55,205,800	0.090%
14	WESTGATE APARTMENTS LMTD PTNSHP	\$88,767,700	0.145%	39	BAYVUE APARTMENTS JOINT VENTURE	\$53,341,600	0.087%
15	SUTTON BALLSTON LLC & SUTTON EQUITY LLC T-C	\$81,810,700	0.134%	40	1749 HOLDINGS LP	\$52,073,000	0.085%
16	UNITED DOMINION REALTY TRUST INC	\$79,741,500	0.131%	41	PORPOISE VENTURES LLC	\$51,866,300	0.085%
17	FAIRFIELD POTOMAC CLUB LLC	\$78,892,300	0.129%	42	CH REALTY VII R NOVA PROMENADE LLC	\$50,836,600	0.083%
18	MAGAZINE CARLYLE STATION LP	\$69,253,800	0.113%	43	WESTMINSTER PRESBYTERIAN RETIREMEN	\$50,547,300	0.083%
19	DCO CAROLINE DEVELOPMENT LLC	\$68,270,900	0.112%	44	BLJV LLC	\$50,299,100	0.082%
20	LCOR RAVENS CREST LLC	\$66,585,300	0.109%	45	UNIVERSITY VILLAGE LLC	\$49,524,500	0.081%
21	STONEWALL REGENCY LLC	\$66,120,600	0.108%	46	DALE FOREST INVESTMENTS LLC	\$48,706,400	0.080%
22	TGM MANASSAS INC	\$65,826,700	0.108%	47	JEFFERSON MARUMSCO 1 LLC	\$46,434,900	0.076%
23	VADATA INC	\$64,117,600	0.105%	48	TPC UNIVERSITY LC	\$45,903,300	0.075%
24	RIVERGATE PHASE I LLC	\$61,908,300	0.101%	49	HUNTGAIN MARQUE LLC	\$45,469,300	0.075%
25	WALKER STATION LC	\$61,500,900	0.101%	50	WAL-MART REAL ESTATE BUSINESS TRUST	\$43,332,980	0.071%

Note: Supplements and Rollbacks for 2018 are excluded.

Top 50 as a % of Total Landbook: 8.5%
Total January 1, 2018, Landbook plus Public Service Assessments: \$61,019,214,843

Table 13: Tax Rates

Tax Year	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Base Tax Rate	1.2120	1.2360	1.2040	1.2090	1.1810	1.1480	1.1220	1.1220	1.1250	1.1250	1.1250
Fire & Rescue	0.0746	0.0761	0.0741	0.0744	0.0727	0.0707	0.0691	0.0705	0.0792	0.0800	0.0800
Lake Jackson Service -I	0.1720	0.1750	0.1750	0.1750	0.1650	0.1650	0.1650	0.1650	0.1650	0.1650	0.1650
Bull Run Service -BR	0.1990	0.2010	0.2010	0.2010	0.1830	0.1471	0.1377	0.1377	0.1311	0.1263	0.1230
Circuit Court Service -C	*	*	*	*	*	*	*	*	*	*	*
Prince William Parkway	0.2000	0.2000	0.2000	0.2000	0.2000	0.2000	*	*	*	*	*
234 Bypass District -BP	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	0.0200	*
Gypsy Moth Control	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025	0.0025

* Not levied in that year.
 Note: Tax rates per \$100 assessed value.

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Addenda

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Addendum A: Sample Notice of Reassessment



Prince William County

REAL ESTATE ASSESSMENTS OFFICE
 4379 Ridgewood Center Drive, Suite 203 - Prince William, Virginia 22192-5308
 Telephone: (703) 792-6780 Fax: (703) 792-6775 www.pwcv.gov/reaalestate
 Hours: 8:00 a.m. to 5:00 p.m. Monday through Friday

Finance Department

THIS IS NOT A TAX BILL Notice of Reassessment for Tax Year 2019

RPC/Account		Address:
GPIN		Acres:
Legal Description		

Assessment History		2019	2018	2017
Market Value Assessment	Land:			
	Building:			
	Total:			
Use Value Assessment	Land:			
	Building:			
	Total:			

Tax History	Estimate Only Tax Year 2019 (Fiscal 2020)	Tax Year 2018 (Fiscal 2019)	Tax Year 2017 (Fiscal 2018)
Tax Rate	\$1.2075	\$1.2075	\$1.2067
Annual Tax			

Percent Change of Estimated 2019 Tax Bill (Using the 2018 Tax Rate)	Percent Increase/Decrease
Compared to Tax Year 2018 Tax Bill	%
Compared to Tax Year 2017 Tax Bill	%

The Assessment History, Tax History and Estimated Percent of Change of Tax Bill for tax year 2018 may include adjustments made after the original assessment and bill were calculated. The Tax History for Tax Year 2019 (Fiscal 2020) and Percent Change of Estimated 2019 Tax Bill are required by law to be calculated based on the current tax rate at the time notices are prepared (the 2018 tax rate), but does not represent your actual tax bill for Tax Year 2019. Your 2019 taxes cannot be determined until the Prince William Board of County Supervisors (BOCS) adopts a tax rate for Tax Year 2019 (Fiscal 2020) in April.

The proposed real estate tax rate for Tax Year 2019 (Fiscal 2020) of \$1.2075 (base rate of \$1.1250 + Fire/Rescue Levy of \$0.08 + Mosquito/Forest Pest Management levy of \$0.0025). Under Virginia law, the BOCS may adopt a tax rate lower than the advertised rate, but may not adopt a tax rate higher than the advertised rate.

Your bill may also include a solid waste fee and/or a storm water management fee (call 703-792-6780 for details).

Public Hearing

A public hearing to accept public comments on the proposed 2020 Fiscal Plan (which includes the Tax Year 2019 tax rate, Fiscal 2020-2025 Capital Improvement Program, and Five Year Plan) will be held by the BOCS on April 9, 2019, at 7:30 p.m. in the Board Chamber at the McCoart Building located at 1 County Complex Court, Prince William, VA 22192. Pre-registration to speak at the public hearing starts at 6:30 p.m. Additional information regarding the public hearing is available from the Clerk to the BOCS at 703-792-6600 and online at www.pwcv.gov.

***Important information is located on the back of the real estate assessment notice.**

Addendum A: Sample Notice of Reassessment (cont.)

General Information

Real estate assessments are made in compliance with accepted methods of the real estate assessment profession. For most residential properties, fair market value is best determined using comparable sales data. Properties that have recently sold are analyzed and adjustments are made for differences such as size, condition, age, location, and interior/exterior amenities. For most commercial and industrial properties, fair market value is best determined using the sales comparison or the income approach whereby the property's income stream is capitalized into an estimate of value. Replacement cost less depreciation is also used in assessing residential, commercial, and industrial properties.

Tax Calculation

To determine the tax bill, divide the assessed value by \$100 and multiply by the rate. For example, the real estate taxes on a property assessed at \$300,000, at the current rate of \$1.2075 would be \$3,622.50 ($\$300,000/\$100 \times \$1.2075$).

Assessment Information

Real estate assessments are available online at www.pwcgov.org/realestate.

You have the right to view and make copies of records maintained by the Real Estate Assessments Office. The records that are available and the process for accessing them are described in Sections 58.1-3331 and 58.1-3332, VA Code Ann.

Section 58.1-3280, VA Code Ann., authorizes appraisers to physically examine real property in all cases where they deem it advisable. To ensure property descriptions are accurate, the County's assessors periodically inspect properties and verify existing data.

Assessment Appeals

If you are concerned about your Tax Year 2019 assessment, please contact the Real Estate Assessments Office at 703-792-6780 to speak to an appraiser. If the appraiser is not able to satisfy your concerns, you may request a Real Estate Assessments departmental appeal of your assessment. The deadline for filing a departmental appeal is June 3, 2019.

You may also appeal the assessment to the Board of Equalization (BOE). The deadline for filing an appeal to the BOE is July 1, 2019. Please call 703-792-6777 for a BOE application.

You may also appeal to the Circuit court within three years of the assessment. For more information, contact the Clerk of Circuit Court at 703-792-6029.

Tax Relief Programs

Elderly or Disabled
Elderly or Disabled Monthly Real Estate Tax Installment Option
Disabled Veterans
Surviving Spouses of Disabled Veterans
Surviving Spouses of Members of the Armed Forces Killed in Action
Surviving Spouses of Certain Persons Killed in the Line of Duty
Rehabilitated Real Estate
SOLAR Exemption
Use Value Assessments

For more information or to request an application for any of the above programs, please contact the Real Estate Assessments Office at 703-792-6780.

Your Tax Dollars at Work

Transfer to Schools	57.41%
Public Safety	21.24%
Community Development	8.08%
Human Services	5.07%
General Government	3.73%
Debt Service	3.68%
Other	0.78%

For additional information on how your tax dollars are spent, please visit the PWC Budget website at www.pwcgov.org/budget.

Addendum B: Tax Savings for Rehabilitated Properties

Incentive to Rehabilitate

5 Steps to Exemption



- 1. Building Permits** Apply for the necessary building permits at the same time you submit your application for tax exemption. Contact the Building Development Division at (703) 792-6930 for more information. The Building Development office is located in the Development Services Building at 5 County Complex Court, Prince William, VA 22192.
- 2. Complete Application** Complete an application form for the Tax Exemption for Rehabilitated Real Estate Program. Include with the application copies of all necessary building permits and a \$50 non-refundable application fee. Submit the application to the Real Estate Assessments Office **before any work is started.**
- 3. Determine Base Value** Upon application approval, the Real Estate Assessments Office will inspect the property to determine the base value. The base value will be the assessed value before the commencement of any work.
- 4. Request Final Inspection** When rehabilitation is complete, submit a written request for inspection to the Real Estate Assessments Office. Include a copy of the certificate of occupancy with the inspection request. Requests should be received prior to November 1 of the year in which the rehabilitation is complete.
- 5. Begin Exemption** If the property qualifies for the tax exemption program, exemption will begin on January 1 of the next calendar year.

Prince William County, Virginia



**Finance Department
Real Estate Assessments Office
4379 Ridgewood Center Dr., Suite 203
Prince William, Virginia 22192
(703) 792-6780
Fax (703) 792-6775**

on your Real Estate Taxes



**Prince William County, Virginia
Finance Department
Real Estate Assessments Office**

Tax Exemption for Rehabilitated Real Estate Program

What is the program?

Prince William County's Board of County Supervisors has approved an ordinance enacting a tax exemption for real estate that is substantially repaired, rehabilitated, or replaced. The tax exemption program encourages renovation and revitalization of aging structures located in the County. By improving the condition and appearance of existing properties, Prince William County will become a more appealing place for homeowners and businesses to invest. The amount of exemption is based on the increase in building value caused by rehabilitation. The minimum increase in the value of the building is 25%. Exemptions are allowed for all property types: residential, commercial or industrial, and hotel or motel. Minimum age and size increase requirements apply.

The tax exemption is applied over a 15 year period and is transferable to a new property owner. The total tax savings is equal to 100% of the exemption each year for the first 10 years. Over the next 5 years the tax savings is reduced and the exemption is phased out as follows:

Year	Exemption
11	80%
12	60%
13	40%
14	20%
15	0%

The total exemption is limited to \$750,000 during the program period. There shall only be one application approved for any single property at any one time.

What are the requirements?

Participation in the program is subject to the following requirements.

- ◆ The increase in building value due to rehabilitation, renovation, or replacement must be 25% or more of the building value before any work is done.
- ◆ Residential structures must be at least 15 years old and increase in size no more than 30%.
- ◆ Commercial or industrial structures must be at least 20 years old and increase in size no more than 100%.
- ◆ Hotel or motel structures must be at least 35 years old and increase in size no more than 100%.
- ◆ You must complete the rehabilitation by December 31 of the third calendar year after your application was submitted.
- ◆ You must submit the application and a \$50 non-refundable application fee at the same time you apply for the necessary building permits and **before any work is started.**
- ◆ Taxes must be kept current to qualify and remain in the program.
- ◆ All work must conform to existing building and zoning regulations.
- ◆ Applications must be filed before December 31, 2012.
- ◆ The maximum length of time for tax exemption is 15 years.



Other Information



The base value of the structure will be the assessed value before commencement of any work. The Real Estate Assessments Office will make a final appraisal of the structure after work is complete, or after three years, to determine the increase in value due to rehabilitation. All work must conform to building and zoning regulations. Increase in assessed value due to rehabilitation is not equal to rehabilitation costs.

Tax exemption is for the base real estate tax rate only and does not apply to fire and rescue levy, gypsy moth levy, stormwater management fee, or any other special taxing districts. The tax exemption does not apply to land value.

How do I learn more?

For more information, or to make an appointment to discuss the program, or to receive a program application, contact the Real Estate Assessments Office at (703) 792-6780. Offices are located at 4379 Ridgewood Center Drive, Suite 203, Prince William, VA 22192.

Applications are available via fax at (703) 792-4636, message number 359, or via the Internet at <http://www.pwcgov.org/finance/pdf/txexmpt.pdf>.

Addendum C: Tax Relief Programs for Elderly and Disabled Persons

TAX RELIEF PROGRAM FOR TAX YEAR 2019

Senior Citizens and disabled persons who meet certain criteria may be granted relief from all or part of real estate taxes, the solid waste fee, annual license fee and personal property tax. Qualifying limits may change from year to year. This brochure is current for the tax year beginning January 1, 2019 only.

Tax Relief is granted on an annual basis and a renewal application must be filed each year. Applications should be filed by April 16, 2019.



Application

Application forms for this program are available at the Prince William County website, <http://www.pwcgov.org/finance>, or at the Real Estate Assessments Office. You may also request an application form by calling 703-792-6780 during regular business hours. Current tax relief recipients will receive a renewal application form in the mail.

NOTE: All information pertaining to total income and net worth is confidential and not open for public inspection. The initial application form must be signed in the presence of a notary. This service is available free of charge to applicants at the Real Estate Assessments Office.



Eligibility Criteria, Senior Citizens

To qualify, an applicant must:

- be 65 years of age or older as of **December 31, 2019**. Relief will be prorated for those applicants that turn 65 during calendar year 2019.
- have a total income from all sources of not more than **\$89,900**. In determining income, the first **\$10,000** of income earned by any relative living in the household other than the owner(s) or spouse is excluded.
- have a combined financial net worth for the applicant and spouse of not more than **\$340,000**, excluding the residence for which the exemption is sought and up to twenty-five acres of land which it occupies.
- own and occupy the home as his/her sole dwelling.

Note: In calculating net worth, mortgages or home equity loans on the house currently occupied by the applicant will not be used.



Additional Eligibility Criteria

For additional eligibility criteria please contact the Real Estate Assessments office at 703-792-6780.



Eligibility Criteria, Disabled Persons

To qualify, an applicant needs:

- certification from the Social Security Administration, Department of Veterans Affairs or Railroad Retirement Board stating that the applicant is permanently and totally disabled.
If one of the certifications above is not available, the applicant will be asked to sign a medical release form, authorizing the Real Estate Assessments Office to contact two physicians to confirm the applicant's disability is total and permanent.
- to meet the same total income and net worth qualifications as those for senior citizens, except the first **\$7,500** of any income received by the applicant as permanent disability compensation will be excluded from the calculation of total income.

Permanently and totally disabled means unable to engage in any substantial gainful activity, by reason of any medically determinable physical or mental impairment or deformity, which can be expected to result in death or can be expected to last for the duration of the person's life.



Additional Eligibility Criteria

For additional eligibility criteria please contact the Real Estate Assessments office at 703-792-6780.

Addendum C: Tax Relief Programs for Elderly and Disabled Persons (cont.)

Real Estate Tax



Total exemption of the tax on a home and up to one acre of land it occupies may be granted to applicants whose total income does not exceed **\$62,000** annually. **All of the real estate taxes on the home and up to one acre of land it occupies are forgiven.**

Partial exemption of the tax and up to one acre of land it occupies may be granted to applicants whose total income is greater than **\$62,000**, but does not exceed **\$89,900**. A portion of the real estate taxes are forgiven. The amount exempted is as follows:

Total Income	% of tax exempted	Percent you pay
\$0 to \$62,000	100%	0%
\$62,001 to \$71,300	75%	25%
\$71,301 to \$80,600	50%	50%
\$80,601 to \$89,900	25%	75%

Those applicants who meet the net worth criteria and whose total income does not exceed **\$89,000**, may qualify for exemption of the solid waste fee.



Mobile Homes

For the purposes of this program, mobile homes are eligible for tax relief as real estate, and the same qualifications apply.



Personal Property Tax and Annual License Fee

Those applicants who meet the net worth criteria and whose total income does not exceed **\$89,900**, may qualify for relief on their personal property tax and annual license fee on one auto per qualifying applicant. Applicants need not own real estate to be eligible.

Residents of towns must apply to the town government for relief from the vehicle annual license fee.

Tax Relief First Time Applicants

If you have not previously qualified for the Program, the following documentation must be brought **IN PERSON**, by you, to the Real Estate Assessments Office, Monday through Friday between 9 am and 4 pm (the documents will be returned to you):

- Government-issued identification** that includes your photograph and address (driver's license qualifies.)
- One of the following **documents that establish legal presence**: Original or certified copy of your birth certificate issued by a U.S. state, jurisdiction or territory (photocopies are not acceptable), U.S. Passport, Certificate of Citizenship or Naturalization, original Certificate of Birth Abroad (FS-545), Permanent Resident Card (I-551), or an unexpired foreign passport with a visa and a valid I-94.
- A copy of your federal form 1040 for 2018.

If you do not have any of the above documents, please contact our office so we may advise you of other acceptable documents to establish proof of legal presence.

2019

GUIDE TO TAX RELIEF PROGRAMS FOR ELDERLY AND DISABLED PERSONS



Prince William County, Virginia
Real Estate Assessments Office
4379 Ridgewood Center Drive, #203
Prince William, Virginia 22192-5308

Telephone: 703-792-6780
9:00 a.m. to 4:00 p.m.
Text Telephone (TTY) 709-792-6293

<http://www.pwcgov.org/finance>

Rev: 20190520

Addendum D: Tax Relief Programs for Disabled Veterans

Real Estate Tax Relief

Disabled Veterans ^{and} Surviving Spouses of Disabled Veterans

Disabled veterans who meet certain criteria may be granted relief from real estate taxes on a home, up to one acre of land it occupies, and the solid waste fee. Relief will be prorated for applicants who become disabled or purchase a home after January 1, 2019. There is no income or net worth criteria for disabled veterans real estate tax relief.

The surviving spouse of a veteran eligible for the exemption shall also qualify for the exemption, so long as the death of the veteran occurred on or after January 1, 2011, the surviving spouse does not remarry, and the surviving spouse continues to occupy the real property as his principal place of residence.

To qualify, an applicant must:

1. provide one document from the U.S. Department of Veterans Affairs that includes the effective date indicating that the veteran was determined to be 100%, service connected, permanently, and totally disabled. Veterans determined to be less than 100% disabled (but compensated at the 100% rate and service connected, permanently, and totally disabled), may also qualify; and
2. own and occupy the home as his/her principal place of residence.

Surviving Spouses

of Members of the Armed Forces of the United States Killed in Action

Surviving spouses of members of the Armed Forces killed in action who meet certain criteria may be granted relief from all or part of the real estate taxes on a home, up to one acre of land it occupies and the solid waste fee. There is no income or net worth criteria for this real estate tax relief. To qualify, the applicant must: 1.) provide documentation from the U.S. Department of Defense indicating the date that the member of the armed forces of the United States was killed in action; 2.) provide a copy of their marriage certificate; 3.) not have remarried; and 4.) own and occupy the property as his/her principal place of residence.

Exemption Amount:



If the parcel of land your home occupies is 1 acre or less and the total assessed value is:

- not more than \$383,300, the property will be completely exempt from real estate taxes.
- more than \$383,300, the portion of the total assessed value that exceeds \$383,300 will be taxed.



If the parcel of land your home occupies is more than 1 acre and the total assessed value of your home and 1 acre of land is:

- not more than \$383,300, the assessed value of the additional acreage will be taxed.
- more than \$383,300, the portion of the assessed value of the home and 1 acre that exceeds \$383,300 AND the assessed value of the additional acreage will be taxed.

Surviving Spouses

of Certain Persons Killed in the Line of Duty

Surviving spouses of certain persons killed in the line of duty may be granted relief from all or part of real estate taxes on a home, up to one acre of land it occupies and the solid waste fee. There is no income or net worth criteria for this real estate tax relief. To qualify, the applicant must 1.) not have remarried, and 2.) own and occupy the property as his/her principal place of residence.

To qualify, the applicant must provide the following:

1. a copy of their marriage certificate;
2. documentation from the Virginia Retirement System or from the State Comptroller for the Virginia Department of Accounts stating that you are the spouse and the beneficiary of death-in-service benefits of an eligible person killed in the line of duty; and
3. the date that the covered person died.

Average assessment limit is the same as *Surviving Spouses of Members of the Armed Forces of the United States Killed in Action* (see lower left).



Addendum D: Tax Relief Programs for Disabled Veterans (cont.)

Personal Property Tax Relief



If you are 100% totally and permanently disabled and you meet certain income and net worth requirements, you may qualify for relief on your vehicle under the Tax Relief for the Elderly and Disabled Program.

To qualify, an applicant must:

1. be considered totally and permanently disabled;
2. have a total household income from all sources of not more than \$89,900. In determining income, the first \$10,000 of income earned by any relative living in the household other than the owner(s) or spouse is excluded. Up to \$7,500 of income received by an applicant as compensation for permanent disability is excluded; and
3. have a combined financial net worth for the applicant and spouse of not more than \$340,000, excluding their principal place of residence and up to twenty-five acres of land which it occupies.

Personal Property Tax Relief is granted on an annual basis and a renewal application must be filed each year. Current personal property tax relief recipients will receive a renewal application form in the mail. Applications should be filed by April 15, 2019.



Important Details

- When calculating net worth, the mortgage or home equity loan on the house for which the exemption is sought will not be deducted as a liability.
- Mobile homes are eligible for tax relief as real estate, and the same criteria apply.
- Applications should be filed by April 15, 2019.



More Information

- Application forms for these programs are available on the County website www.pwcgov.org/finance or at the Real Estate Assessments Office.
- All information pertaining to total income and net worth is confidential and not open for public inspection.
- For additional eligibility criteria, please contact the Real Estate Assessments Office.



Real Estate Assessments Office

4379 Ridgewood Center Drive, #203
Prince William, Virginia 22192-5308
Telephone: 703-792-6780
9:00 a.m. to 4:00 p.m.
Text Telephone (TTY): 703-792-6293
www.pwcgov.org/finance

2019



Citizens' Guide Tax Relief Programs: Military

DISABLED VETERANS

SURVIVING SPOUSES

of Disabled Veterans

*of Members of the US Armed Forces Killed in Action
of Certain Persons Killed in the Line of Duty*



www.pwcgov.org/finance

