

# Property Tax Guidelines

## Arlington County, VA

### Important Dates

<i>Valuation Date</i>	January 1st
<i>Tax Bills Due</i>	1st half due June 15th 2nd half due October 15 <sup>th</sup>
<i>Assessment Cycle</i>	Annually
<i>Valuation Notice</i>	Generally issued mid to late January
<i>Appeal Deadline</i>	Typically first week of March

### Who is assessing?

Department of Real Estate Assessments

### How is the assessed value determined?

Real estate in Virginia is assessed at 100% of its fair market value. The assessed market value should be determined through the income approach, sales comparison approach and/or the cost approach. In reality, commercial real property is often assessed through mass appraisal, leaving many properties unfairly over-assessed.

### Which properties are the best candidates for appeal?

Properties that demonstrate high vacancy rates, deferred maintenance, functional or economic obsolescence, or tenant/operational issues. Assets that are not uniformly assessed with their competitive set should also be reviewed.

### What are the levels of appeal?

Board of Equalization  
Circuit Court



### ABOUT NEWMARK V&A PROPERTY TAX

Newmark's Property Tax group offers owners, investors and developers a specialized approach to property tax management and minimization. Our experts are committed to solving property tax issues and have the resources of our national V&A practice at their disposal, making us the premier practice in the industry. Clients turn to our Property Tax team to manage and minimize their overall property tax liability with expertise and integrity. Our nationwide roster of property tax experts possesses unrivaled acumen and comprehensive knowledge of local markets with support from our in-house, MAI-designated appraisers. Informed by proprietary market intelligence from more than 100 Newmark offices across the country, the Property Tax group tailors tax solutions to each client's unique needs. Our team supports owners, investors and developers at every stage of the property life cycle, from pre-acquisition and construction to annual assessment reviews/appeals and management all the way through to disposition.

### CONTACT

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*Specialty Practice Leader – Property Tax*

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# Property Tax Guidelines

## Fairfax County, VA

### Important Dates

<i>Valuation Date</i>	January 1st
<i>Tax Bills Due</i>	1st half due July 28th 2nd half due December 5th
<i>Assessment Cycle</i>	Annually
<i>Valuation Notice</i>	Generally issued mid to late February
<i>Appeal Deadline</i>	Typically the first week of March



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### What are the levels of appeal?

Board of Equalization  
Circuit Court

# Property Tax Guidelines

## Loudoun County, VA

### Important Dates

<i>Valuation Date</i>	January 1st
<i>Tax Bills Due</i>	1st half due June 5th 2nd half due December 5th
<i>Assessment Cycle</i>	Annually
<i>Valuation Notice</i>	Generally issued first week of February
<i>Appeal Deadline</i>	Typically first week of March



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### Who is assessing?

Office of Commissioner of Revenue

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### What are the levels of appeal?

Board of Equalization  
Circuit Court

# Property Tax Guidelines

## Prince William County, VA

### Important Dates

<i>Valuation Date</i>	January 1st
<i>Tax Bills Due</i>	1st half due on July 15th 2nd half due December 5th
<i>Assessment Cycle</i>	Annually
<i>Valuation Notice</i>	Generally issued mid to late March
<i>Appeal Deadline</i>	Typically first week of June for Administrative appeals; first week of July for BOE



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Commissioner of Revenue

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