

Section 2

Real Property Tax, 1999

Localities in Virginia are authorized by the *Code of Virginia*, §§58.1-3200 through 58.1-3389, to levy taxes on real property. There is no upper limit on the tax rate that may be imposed. Also, §58.1-3201 provides that all general reassessments or annual assessments shall be at 100 percent of fair market value.

Section §58.1-3250 requires cities to have a general reassessment of real estate every two years. However, any city which has a total population of 30,000 or less may elect by majority vote of its council to conduct its general reassessments at four-year intervals. In 1999, 17 cities chose to assess every year, 12 every two years, and 11 used a four year interval. Counties are required to have a general reassessment every four years (§58.1-3252). There is an exception for counties with a total population of 50,000 or less. These counties may elect to reassess at either five-year or six-year intervals (§58.1-3252). However, nothing in these sections affects the power of cities and counties to use the annual or biennial assessment method in lieu of general assessments (§58.1-3250). The tally for the frequency of reassessments in the counties is as follows: 11 assess annually, 7 biennially, 23 use a four year cycle, 4 assess every five years, 36 adopt a six year interval, 11 counties assess on a four to six year basis, 2 assess every five to six years, and 1 county opts to assess on a three to four year cycle.

Generally, if these taxes are paid annually, they are due by December 5. If paid semi-annually, they are due by

June 5 and December 5. However, some localities may have different due dates, as provided in §58.1-3916. In addition, any county, city, or town electing to prorate new buildings which are substantially complete prior to November 1 must do so at the time the building becomes substantially complete or fit to live in. Also, any building which has incurred a \$500 or more increase in value due to repairs or additions shall be assessed as if it is new (§58.1-3291).

The 1999 nominal tax rates presented in **Table 2.1** are those reported to the Cooper Center by all cities and counties and the 137 respondent towns that levy a real property tax. Also included in the table is information about the frequency of reassessment, the effective date of the most recent reassessment, the tax due dates, whether or not the locality employs a full-time assessor, and whether or not proration is used.

The unweighted mean of the nominal rate for cities is \$1.05 per \$100 of assessed value. The median is \$1.11 and the first and third quartiles are \$0.83 and \$1.23, respectively. The unweighted mean of the nominal rate for counties is \$0.69 per \$100 of assessed value. The median is \$0.65 and the first and third quartiles are \$0.59 and \$0.75, respectively.

The unweighted mean of the nominal rate for all cities and counties is \$0.80. The median is \$0.71 and the first and third quartiles are \$0.61 and \$1.00, respectively.

The unweighted mean of the nominal rate for towns is \$0.19. The median rate is \$0.18 and the first and third quartiles are \$0.11 and \$0.24, respectively. In Virginia, residents of incorporated towns that levy real estate taxes also pay a county real estate tax.

Tax due dates vary among localities. Most cities have semiannual tax due dates with payments required in June and December. Of the 40 cities, 5 require taxes due annually, 29 semiannually, and 6 quarterly. Among the counties, 56 have annual tax due dates, while 39 have semiannual requirements. Of the 137 towns responding to this question, 118 have annual due dates, and 19 require semiannual payments.

Localities vary about prorating taxes. Of the cities, 20 report prorating taxes while 20 do not prorate. Among counties, 45 prorate their taxes while 50 do not. Reports from the towns that answered this question indicate that 28 prorate their taxes while 105 do not.

Effective rates depend upon local assessment techniques and frequency of reassessments. **Table 2.2** shows city and county 1997 average effective true tax rates, computed by the Virginia Department of Taxation in a way that is designed to control for the variance in assessment procedures. Therefore, when comparing tax rates among the localities, the reader may wish to consult both data series (**Tables 2.1** and **2.2**), despite the fact that different years are involved.

The Virginia Department of Taxation's assessment/sales ratio study compares the locally assessed value of property to its actual sales price for a sample of parcels sold in the study year. The resulting ratio, the "assessment/sales ratio," or "median ratio," is then multiplied by the average nominal

tax rate per \$100 to determine an effective true tax rate per \$100. It should also be pointed out that the Virginia Department of Taxation does not use the locally reported nominal tax rate in its computations. Instead, the Virginia Department of Taxation relies on an "average nominal rate," which is calculated by dividing the total real property tax levy by the assessed value of taxable property. In a few cases, this "average nominal rate" may differ from the locally reported nominal rate.

The real property tax rates reported in **Table 2.2** are a more accurate reflection of the variation in tax rates on real property than those in **Table 2.1** because they control for variations in assessment techniques among localities. **Table 2.2** also shows the latest reassessment in effect when the median ratio study was conducted, the number of sales used in the study, the median ratio, and the coefficient of dispersion. The coefficient of dispersion measures how closely the individual ratios of each locality are arrayed around the median assessment/sales ratio. The formula for the coefficient of dispersion (CD) is:

$$CD = 0.5 \frac{Q_3 - Q_1}{\text{Median}}$$

where Q_3 and Q_1 are the third and first quartile, respectively. If there were no dispersion the CD would equal zero.

The unweighted mean of the average effective rate was \$0.96 per \$100 of true value for cities. The median was \$1.00 and the first and third quartiles were \$0.74 and \$1.14, respectively. The unweighted mean of the average effective rate was \$0.60 per \$100 of estimated true value for counties. The median was \$0.57 and the first and third quartiles were \$0.49 and \$0.66, respectively. The unweighted mean for all Virginia cities and counties was \$0.71, the median was \$0.61, and the first and third quartiles were \$0.51 and \$0.87, respectively. The

weighted mean, \$0.95, was higher than Virginia's unweighted mean of \$0.71, reflecting the higher rates of the larger localities.

The following table summarizes the coefficient of dispersion for the various cities and counties from **Table 2.2**

<u>Coeff. of Dispersion</u>	<u>Cities</u>	<u>Counties</u>	<u>Cities & Counties</u>
0 - 4.99	2	0	2
5 - 9.99	16	13	29
10 - 14.99	5	11	16
15 - 19.99	11	18	29
20 - 24.99	1	11	12
25 - 29.99	1	13	14
30 - 34.99	4	28	32
35 - 39.99	0	1	1
	<u>40</u>	<u>95</u>	<u>135</u>

Table 2.1
Real Property Tax, 1999

Locality	Tax Rate*	Frequency of Assessment	Employs Full Time Assessor	Effective Date of Last Reassessment	Tax Due Date(s)	Prorate Tax
Cities	Note: All cities responded to the survey.					
Alexandria	1.11	Every year	Yes	1/99	6/15; 11/15	Yes
Bedford	0.76	Every four years	No	7/94	3/31; 6/5; 9/30; 12/31	Yes
Bristol	1.10	Every four years	No	1/97	12/5	No
Buena Vista	1.14	Every four years	No	7/98	6/5; 12/5	Yes
Charlottesville	1.11	Every year	Yes	1/98	6/5; 12/5	No
Chesapeake ^a	1.26	Every year	Yes	1/99	9/30; 12/31; 3/31; 6/5	No
Clifton Forge	1.13	Every four years	No	7/97	6/5; 12/5	Yes
Colonial Heights	1.25	Every two years	Yes	1/98	5/15; 11/15	Yes
Covington	0.80	Every four years	No	7/95	6/5; 12/5	No
Danville	0.8125	Every two years	Yes	7/98	6/5; 12/5	No
Emporia	0.84	Every two years	No	1/98	12/5	Yes
Fairfax	1.00	Every year	Yes	1/99	6/5; 12/5	No
Falls Church	1.10	Every year	Yes	1/99	6/5; 12/5	No
Franklin ^b	0.90	Every two years	No	7/98	6/5; 12/5	Yes
Fredericksburg	1.16	Every four years	No	7/99	5/15; 11/15	Yes
Galax ^c	0.79	Every four years	No	1/96	12/5	No
Hampton	1.25	Every year	Yes	7/98	6/5; 12/5	No
Harrisonburg	0.62	Every two years	Yes	1/99	6/5; 12/5	Yes
Hopewell	1.14	Every two years	Yes	1/97	6/5; 12/5	Yes
Lexington	0.72	Every four years	No	7/97	6/5; 12/5	No
Lynchburg	1.11	Every two years	Yes	1/97	11/15; 1/15; 3/15; 5/15	No
Manassas	1.24	Every year	Yes	1/98	6/5; 12/5	Yes
Manassas Park	1.44	Every year	Yes	1/99	6/5; 12/5	No
Martinsville	0.94	Every two years	Yes	7/99	6/5; 12/5	No
Newport News	1.24	Every year	Yes	7/99	6/5; 12/5	Yes
Norfolk	1.40	Every year	Yes	7/98	Quarterly	No
Norton	0.70	Every four years	No	1/96	12/5	No
Petersburg	1.43	Every year	Yes	7/98	Quarterly	Yes
Poquoson	1.12	Every two years	Yes	7/98	6/5; 12/5	Yes
Portsmouth	1.36	Every year	Yes	7/98	9/30; 12/31; 3/31; 6/30	No

* Tax rate is the nominal tax rate given in dollars per \$100 of assessed value.

^a Chesapeake levies \$0.02/\$100 if property is located within mosquito control borough.

^b Franklin levies Downtown Service District tax, \$0.24/\$100 additional.

^c Galax levies Downtown Revitalization Tax Zone, \$0.17/\$100.

Table 2.1 (continued)

Locality	Tax Rate*	Frequency of Assessment	Employs Full Time Assessor	Effective Date of Last Reassessment	Tax Due Date(s)	Prorate Tax
Cities (continued)						
Radford	0.74	Every four years	No	1/96	6/5; 12/5	Yes
Richmond ^d	1.43	Every year		1/97	6/15	Yes
Roanoke ^e	1.22	Every year	Yes	1/99	4/5; 10/5	Yes
Salem	1.18	Every two years	Yes	7/97	6/5; 12/5	No
Staunton ^f	1.00	Every two years	Yes	1/99	75% on 6/20; 25% on 12/5	No
Suffolk ^g	1.03	Every year	Yes	1/98	6/5; 12/5	Yes
Virginia Beach ^h	1.22	Every year	Yes	7/98	6/5; 12/5	Yes
Waynesboro	0.97	Every two years	Yes	1/97	7/31; 12/5	No
Williamsburg	0.54	Every year	Yes	7/98	6/1; 12/1	No
Winchester ⁱ	0.64	Every four years	Yes	1/95	6/5; 12/5	Yes
Unweighted mean	1.05					
Median	1.11					
First quartile	0.83					
Third quartile	1.23					
Counties	Note: All counties responded to the survey.					
Accomack	0.62	Every year	Yes	1/98	6/5; 12/5	No
Albemarle	0.72	Every two years	Yes	1/99	6/5; 12/5	No
Alleghany	0.76	Every six years	No	1/98	12/5	No
Amelia	0.60	Every six years	No	1/94	12/5	No
Amherst	0.55	Every six years	No	1/96	12/5	No
Appomattox	0.55	Every six years	Yes	1/96	6/5; 12/5	Yes
Arlington	0.998	Every year	Yes	1/99	6/5; 10/5	Yes
Augusta	0.58	Every four years	Yes	1/97	6/5; 12/5	Yes
Bath	0.50	Every four years	No	7/97	6/5; 12/5	No
Bedford	0.64	Every four years	No	1/95	6/5; 12/5	Yes

* Tax rate is the nominal tax rate given in dollars per \$100 of assessed value.

^d Richmond levies Carytown Special Service Assessment District, \$0.38/\$100 additional; Downtown General Special Service Assessment District, \$0.03/\$100 additional; Downtown Conservation Special Service Assessment District \$0.15/\$100.

^e Downtown Special Tax District, \$0.10/\$100; Williamson Road Special Tax District, \$0.10/\$100.

^f Staunton levies Downtown Square District, \$0.18/\$100 additional.

^g Suffolk levies: Suffolk Taxing District, additional \$1.19/\$100; Rt. 17 Taxing District, additional \$1.29/\$100.

^h Virginia Beach levies: Sandbridge Special District, \$1.28/\$100.

ⁱ Winchester levies Downtown Special Assessment for local improvement. Primary District, \$0.23/\$100; Secondary District, \$0.13/\$100.

Table 2.1 (continued)

Locality	Tax Rate*	Frequency of Assessment	Employs Full Time Assessor	Effective Date of Last Reassessment	Tax Due Date(s)	Prorate Tax
Counties (continued)						
Bland	0.69	Every six years	No	1/96	12/5	No
Botetourt	0.70	Every 4 to 6 years	No	1/98	12/5	Yes
Brunswick	0.59	Every six years	No	1/94	12/5	No
Buchanan	0.59	Every six years	No	1/95	12/5	No
Buckingham	0.48	Every 4 to 6 years	No	1/98	6/5; 12/5	No
Campbell	0.51	Every six years	No	1/97	12/5	Yes
Caroline	0.71	Every four years	No	1/98	6/5; 12/5	Yes
Carroll	0.53	Every six years	Yes	1/98	12/5	Yes
Charles City	0.72	Every four years	No	1/97	6/5; 12/5	No
Charlotte	0.65	Every 4 to 6 years	No	1/97	12/5	No
Chesterfield	1.08	Every year	Yes	1/98	6/5; 12/5	No
Clarke	0.87	Every four years	Yes	1/98	6/5; 12/5	Yes
Craig	0.62	Every six years	No	1/94	6/5; 12/5	No
Culpeper	0.74	Every five years	No	1/98	12/5	No
Cumberland	0.56	Every four years	No	1/98	12/5	Yes
Dickenson	0.65	Every six years	No	1/94	6/5; 12/5	No
Dinwiddie	0.74	Every four years	No	1/97	6/5; 12/5	Yes
Essex	0.52	Every six years	No	1/97	12/5	No
Fairfax	1.23	Every year	Yes	1/99	7/28; 12/5	Yes
Fauquier	1.00	Every four years	No	1/98	6/5; 12/5	Yes
Floyd	0.695	Every six years	No	1/95	12/5	No
Fluvanna	0.64	Every four years	No	1/98	6/5; 12/5	Yes
Franklin	0.55	Every five years	Yes	1/95	12/5	Yes
Frederick	0.59	Every four years	Yes	1/97	6/5; 12/5	Yes
Giles	0.59	Every four years	No	1/94	12/5	No
Gloucester	0.91	Every four years	Yes	1/98	6/30; 12/5	Yes
Goochland	0.90	Every four years	No	1/97	12/5	No
Grayson	0.71	Every two years	Yes	1/98	12/5	No
Greene	0.76	Every two years	Yes	1/99	6/5; 12/5	No
Greensville	0.61	Every six years	No	1/96	12/5	No
Halifax	0.31	Every six years	No	1/98	12/5	No
Hanover	0.73	Every year	Yes	1/92	6/5; 12/5	Yes
Henrico	0.94	Every year	Yes	1/99	6/5; 12/5	Yes
Henry	0.60	Every four years	Yes	1/97	12/5	No
Highland	0.60	Every six years	No	1/94	12/5	Yes

* Tax rate is the nominal tax rate given in dollars per \$100 of assessed value.

Table 2.1 (continued)

Locality	Tax Rate*	Frequency of Assessment	Employs Full Time Assessor	Effective Date of Last Reassessment	Tax Due Date(s)	Prorate Tax
Counties (continued)						
Isle of Wight	0.72	Every four years	No	7/98	6/5; 12/5	Yes
James City	0.87	Every year	Yes	7/98	6/5; 12/5	Yes
King George	0.75	Every six years	No	1/96	6/5; 12/5	No
King & Queen	0.70	Every six years	No	1/96	12/5	No
King William	0.82	Every four years	No	1/97	12/5	Yes
Lancaster	0.51	Every 4 to 6 years	No	1/94	12/5	No
Lee	0.65	Every six years	No	1/98	1/5	No
Loudoun	1.11	Every year	Yes	1/99	6/5; 12/5	Yes
Louisa	0.67	Every two years	Yes	1/97	12/5	No
Lunenburg	0.50	Every six years	No	1/98	12/5	Yes
Madison	0.65	Every four years	No	1/96	12/5	No
Mathews	0.68	Every six years	No	1/93	12/5	No
Mecklenburg	0.35	Every six years	No	1/98	12/5	Yes
Middlesex	0.52	Every five years	No	1/95	6/5; 12/5	No
Montgomery	0.76	Every four years	Yes	1/99	6/5; 12/5	Yes
Nelson	0.67	Every six years	No	1/97	12/5	Yes
New Kent	0.82	Every 4 to 6 years	No	1/96	12/5	Yes
Northampton	0.58	Every six years	No	1/99	12/5	No
Northumberland	0.56	Every six years	No	1/94	12/5	No
Nottoway	0.66	Every six years	No	1/94	12/5	No
Orange	0.70	Every 4 to 6 years	No	1/98	12/5	No
Page	0.54	Every 4 to 6 years	No	1/97	12/5	No
Patrick	0.52	Every 5 to 6 years	No	1/97	12/5	No
Pittsylvania	0.48	Every four years	No	1/98	12/5	No
Powhatan	0.79	Every four years	No	1/98	12/5	Yes
Prince Edward	0.59	Every six years	No	1/97	12/5	Yes
Prince George	0.90	Every year	Yes	1/97	12/5	Yes
Prince William	1.36	Every year	Yes	1/98	7/15; 12/5	Yes
Pulaski	0.62	Every six years	Yes	1/98	6/5; 12/5	No
Rappahannock ^j	0.78	Every 4 to 6 years	No	1/98	12/5	No
Richmond	0.50	Every six years	No	1/97	1/1	No
Roanoke	1.13	Every year	Yes	1/99	6/5; 12/5	Yes
Rockbridge	0.63	Every 4 to 6 years	No	1/96	6/5; 12/5	No
Rockingham	0.68	Every four years	Yes	1/98	6/5; 12/5	Yes
Russell	0.64	Every six years	Yes	1/95	12/11	No

* Tax rate is the nominal tax rate given in dollars per \$100 of assessed value.

^j Rappahannock levies additional \$0.03/\$100 fire tax all on real property, based on fair market value assessment, rather than taxable fair market value.

Table 2.1 (continued)

Locality	Tax Rate*	Frequency of Assessment	Employs FullTime Assessor	Effective Date of Last Reassessment	Tax Due Date(s)	Prorate Tax
Counties (continued)						
Scott	0.69	Every six years	No	1/98	12/20	Yes
Shenandoah	0.61	Every five years	Yes	1/96	6/5; 12/5	No
Smyth	0.75	Every six years	No	1/98	12/5	Yes
Southampton	0.61	Every 4 to 6 years	No	1/96	12/5	Yes
Spotsylvania	1.02	Every two years	Yes	1/98	6/5; 12/5	Yes
Stafford	1.08	Every two years	Yes	1/98	6/5; 12/5	Yes
Surry	0.68	Every 3 to 4years	No	1/96	12/5	No
Sussex	0.60	Every 4 to 6 years	No	1/94	12/5	Yes
Tazewell	0.56	Every six years	No	1/94	12/5	Yes
Warren	0.68	Every 5 to 6 years	Yes	1/97	12/5	Yes
Washington	0.66	Every four years	No	1/97	12/20	No
Westmoreland	0.64	Every six years	No	1/95	12/5	No
Wise	0.52	Every six years	Yes	1/97	5/15; 10/15	No
Wythe	0.65	Every six years	No	1/97	12/5	Yes
York	0.86	Every two years	Yes	1/98	6/5; 12/5	Yes
Unweighted mean	0.69					
Median	0.65					
First quartile	0.59					
Third quartile	0.75					
All cities and counties						
Unweighted mean	0.80					
Median	0.71					
First quartile	0.61					
Third quartile	1.00					
Towns	Note: Towns that answered "not applicable" for all items are excluded. For a listing of town respondents and non-respondents, see Appendix B. In many cases a town reported the name of the county that assesses its real estate instead of the frequency of assessments.					
Abingdon	0.34	Washington Co.	No	7/97	12/5	Yes
Accomac	0.07	Accomack Co.	No	...	12/5	No
Altavista	0.23	Campbell Co.	No	1/97	12/5	Yes
Amherst	0.07	Every six years	No	1/96	12/5	No
Appomattox	0.15	Every six years	No	1/96	9/30	Yes

* Tax rate is the nominal tax rate given in dollars per \$100 of assessed value.

... No response provided.

N/A Not applicable.

Table 2.1 (continued)

Locality	Tax Rate*	Frequency of Assessment	Employs FullTime Assessor	Effective Date of Last Reassessment	Tax Due Date(s)	Prorate Tax
Towns (continued)						
Ashland	0.10	Hanover Co.	No	1/98	1/15	...
Belle Haven	0.04	Accomack Co.	No	N/A	12/5	No
Berryville	0.23	Every four years	No	1/98	6/5; 12/5	Yes
Big Stone Gap	0.39	Wise Co.	No	12/97	12/5	No
Blacksburg	0.20	Montgomery Co.	No	1/99	6/5; 12/5	Yes
Blackstone	0.17	Nottoway Co.	No	1/95	12/15	No
Bloxom	0.12	Accomack Co.	No	1/98	12/5	No
Bluefield	0.25	Every four years	No	1/96	12/5	No
Boones Mill	0.10	Franklin Co.	No	...	3/1	...
Bowling Green	0.17	Caroline Co.	No	1/98	12/5	No
Boydton	0.33	Mecklenburg Co.	No	1/98	1/1	No
Bridgewater	0.09	Rockingham Co.	No	1/98	6/5; 12/5	No
Broadway	0.07	Rockingham Co.	No	N/A	12/5	No
Brodnax	0.25	Brunswick Co.	No	1/98	1/5	Yes
Brookneal	0.17	Campbell Co.	No	7/97	12/5	
Buchanan	0.19	Every five years	No	1/98	12/5	No
Capron	0.03	Southampton Co.	No	N/A	12/5	No
Cedar Bluff	0.19	Tazewell Co.	No	N/A	12/5	No
Chase City	0.32	Every five years	No	1/98	1/31	Yes
Chatham	0.23	Pittsylvania Co.	No	...	12/5	No
Chilhowie	0.12	Smyth Co.	No	1/98	12/5	Yes
Chincoteague	0.13	Accomack Co.	No	N/A	12/5	No
Christiansburg	0.144	Montgomery Co.	No	1/99	12/5	No
Claremont	0.05	Surry Co.	No	N/A	12/5	No
Clarksville	0.25	Mecklenburg Co.	No	...	2/1	Yes
Clinchco	0.10	Dickenson Co.	No	N/A	6/1; 12/1	No
Clintwood	0.11	Dickenson Co.	No	1/92	6/5; 12/5	No
Coeburn	0.17	Every four years	No	1/97	12/5	Yes
Colonial Beach	0.62	Westmoreland Co.	No	1/95	6/5; 12/5	No
Courtland	0.22	Southampton Co.	No	...	4/1	No
Crewe	0.19	Nottoway Co.	No	N/A	12/5	Yes
Culpeper	0.21	Every five years	No	1/98	1/31	No
Damascus	0.62	Washington Co.	No	N/A	12/20	No
Dayton	0.11	Rockingham Co.	No	1/98	12/5	No
Dillwyn	0.04	Buckingham Co.	No	N/A	12/5	...

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... No response provided.

N/A Not applicable.

Table 2.1 (continued)

Locality	Tax Rate*	Frequency of Assessment	Employs FullTime Assessor	Effective Date of Last Reassessment	Tax Due Date(s)	Prorate Tax
Towns (continued)						
Drakes Branch	0.20	Charlotte Co.	No	1/98	2/15	No
Dublin	0.21	Pulaski Co.	No	1/98	6/5; 12/5	Yes
Dumfries	0.13	Pr. William Co.	No	N/A	12/5	No
Dungannon	0.10	Scott Co.	No	1/98	12/20	No
Eastville	0.0325	Northampton Co.	No	1/93	12/5	No
Edinburg	0.185	Shenandoah Co.	No	1/95	12/31	No
Exmore	0.12	Northampton Co.	No	N/A	12/5	No
Farmville	0.14	Cumberland Co.	No	1/96	12/15	No
Fries	0.25	Grayson Co.	No	1/98	12/5	No
Front Royal	0.14	Warren Co.	No	1/97	12/5	Yes
Gate City	0.20	Scott Co.	No	1/97	12/20	No
Glade Spring	0.20	Every four years	No	7/97	12/21	Yes
Glasgow	0.10	Rockbridge Co.	No	1/96	12/5	No
Gordonsville	0.17	Orange Co.	No	1/98	12/5	Yes
Gretna	0.25	Pittsylvania Co.	No	1/98	12/5	No
Grottoes	0.12	Rockingham Co.	No	N/A	12/5	No
Grundy	0.22	Buchanan Co.	No	...	12/5	No
Hallwood	0.14	Accomack Co.	No	1/98	12/5	No
Hamilton	0.29	Loudoun Co.	No	1/99	6/5; 12/5	No
Haymarket	0.14	Pr. William Co.	No	1/97	3/1	No
Haysi	0.10	Every six years	No	1/94	12/5	No
Herndon	0.32	Fairfax Co.	No	N/A	7/28; 12/5	No
Hillsville	0.23	Carroll Co.	No	1/98	12/5	Yes
Honaker	0.10	Russell Co.	No	N/A	12/11	No
Hurt	0.175	Pittsylvania Co.	No	N/A	12/5	No
Iron Gate	0.18	Alleghany Co.	No	1/98	12/5	No
Ivor	0.06	Southampton Co.	No	N/A	2/1	No
Jarratt	0.14	Sussex Co.	No	...	12/5	No
Jonesville	0.25	Lee Co.	No	7/98	12/5	Yes
Kenbridge	0.36	Lunenburg Co.	No	7/98	12/5	No

* Tax rate is the nominal tax rate given in dollars per \$100 of assessed value.

... No response provided.

N/A Not applicable.

Table 2.1 (continued)

Locality	Tax Rate*	Frequency of Assessment	Employs Full Time Assessor	Effective Date of Last Reassessment	Tax Due Date(s)	Prorate Tax
Towns (continued)						
Keysville	0.18	Charlotte Co.	No	1/97	12/5	No
Kilmarnock	0.14	Lancaster Co.	No	1/94	12/5	No
La Crosse	0.31	Mecklenburg Co.	No	1/98	1/1	Yes
Lawrenceville	0.30	Every five years	No	1/94	1/5	No
Lebanon	0.20	Russell Co.	No	1/95	12/12	No
Leesburg	0.22	Loudoun Co.	No	1/99	6/5; 12/5	No
Louisa	0.21	Every two years	No	1/99	1/15	No
Luray	0.25	Page Co.	No	1/97	6/5; 12/5	No
Madison	0.17	Madison Co.	No	N/A	6/1	No
Marion	0.11	Smyth Co.	No	1/98	12/15	No
Middleburg	0.10	Loudon Co.	No	1/99	12/5	No
Monterey	0.13	Every six years	No	1/94	12/5	No
Montross	0.06	Westmoreland Co.	No	1/95	12/5	No
Mount Jackson	0.19	Shenandoah Co.	No	1/96	1/31	No
New Castle	0.04	Craig Co.	No	7/94	3/5	No
New Market	0.15	Shenandoah Co.	No	1/96	6/5; 12/5	No
Occoquan	0.05	Pr. William Co.	No	N/A	2/15	No
Onancock	0.33	Accomack Co.	No	...	12/5	No
Onley	0.08	Accomack Co.	No	1/90	12/5	No
Orange	0.18	Orange County	No	1/98	12/5	No
Painter	0.06	Accomack Co.	No	7/94	12/6	No
Pamplin	0.20	Appomattox Co.	No	7/96	6/30	No
Parksley	0.35	Accomack Co.	No	7/90	12/5	No
Pearisburg	0.40	Every 4 to 6 years	No	1/94	3/15	No
Pembroke	0.30	Giles Co.	No	...	3/5	Yes
Pennington Gap	0.25	Lee Co.	No	7/98	1/1	No
Phenix	0.08	Charlotte Co.	No	N/A	12/5	No
Pocahontas	0.45	Every six years	No	7/94	12/5	No
Pound	0.40	Wise Co.	No	...	12/5	No
Pulaski	0.34	Pulaski Co.	No	1/98	6/5; 12/5	No
Purcellville	0.24	Loudoun Co.	No	1/98	6/5; 12/5	No
Quantico	0.25	Pr. William Co.	No	1/96	12/1	No
Remington	0.12	Every four years	No	1/94	3/5	No
Richlands	0.16	Tazewell Co.	No	N/A	12/31	Yes
Ridgeway	0.07	Every two years	No	1/94	12/5	No

* Tax rate is the nominal tax rate given in dollars per \$100 of assessed value.

... No response provided.

N/A Not applicable.

Table 2.1 (continued)

Locality	Tax Rate*	Frequency of Assessment	Employs FullTime Assessor	Effective Date of Last Reassessment	Tax Due Date(s)	Prorate Tax
Towns (continued)						
Round Hill	0.22	Loudon Co.	No	N/A	12/5	No
Rural Retreat	0.25	Wythe Co.	No	1/97	1/1	No
Saint Charles	0.10	Lee Co.	No	N/A	1/5	No
Saint Paul	0.18	Wise Co.	No	1/97	12/5	Yes
Saltville	0.15	Smyth Co.	No	1/98	12/5	No
Saxis	0.08	Accomack Co.	No	N/A	12/5	No
Shenandoah	0.28	Page Co.	No	1/97	6/5; 12/5	No
Smithfield	0.23	Isle of Wight Co.	No	1/98	12/5	No
South Boston	0.19	Every six years	No	1/98	12/5	No
South Hill	0.30	Mecklenburg Co.	No	1/98	1/5	Yes
Stanley	0.16	Page Co.	No	1/97	12/5	No
Stephens City	0.075	Frederick Co.	No	1/97	12/5	No
Strasburg	0.22	Shenandoah Co.	No	1/95	6/5; 12/5	No
Stuart	0.19	Patrick Co.	No	1/97	12/31	Yes
Tappahannock	0.13	Every six years	No	1/97	12/5	Yes
Tazewell	0.26	Tazewell Co.	No	1/94	12/5	No
The Plains	0.075	Fauquier Co.	No	N/A	3/15	No
Timberville	0.17	Rockingham Co.	No	1/94	12/31	No
Urbanna	0.19	Middlesex Co.	No	N/A	12/5	No
Victoria	0.15	Every six years	No	7/98	12/5	Yes
Vienna	0.31	Fairfax Co.	No	1/98	7/28; 12/5	No
Vinton	0.05	Roanoke Co.	No	N/A	6/5; 12/5	No
Wakefield	0.093	Every six years	No	1/94	2/5	No
Warrenton	0.17	Fauquier Co.	No	1/98	6/5; 12/5	No
Warsaw	0.08	Richmond Co.	No	1/97	12/5	Yes
Waverly	0.22	Sussex Co.	No	1/94	12/31	No
Weber City	0.12	Scott Co.	No	1/92	12/20	No
West Point	0.545	King William Co.	No	1/97	8/5	Yes
Windsor	0.19	Isle of Wight Co.	No	1/98	12/5	No
Wise	0.26	Wise Co.	No	1/97	12/5	Yes

* Tax rate is the nominal tax rate given in dollars per \$100 of assessed value.

... No response provided.

N/A Not applicable.

Table 2.1 (continued)

Locality	Tax Rate*	Frequency of Assessment	Employs FullTime Assessor	Effective Date of Last Reassessment	Tax Due Date(s)	Prorate Tax
Towns (continued)						
Woodstock	0.18	Every five years	No	1/96	12/5	No
Wytheville	0.143	Every six years	No	1/97	12/15	No
Unweighted mean	0.19					
Median	0.18					
First quartile	0.11					
Third quartile	0.24					

* Tax rate is the nominal tax rate given in dollars per \$100 of assessed value.

N/A Not applicable.

Table 2.2
Real Property Effective True Tax Rate, 1997

Locality	Latest Reassessment	Number of Sales in Sample	Median Ratio (percent)	Coefficient of Dispersion (percent)	Average Nominal Tax Rate (per \$100)	Average Effective True Tax Rate (per \$100)
Cities						
Alexandria	Annual	1,155	98.95	6.57	1.07	1.06
Bedford *	1995	83	86.18	15.84	0.71	0.61
Bristol	1997	214	89.61	16.00	1.10	0.99
Buena Vista *	1995	67	78.18	16.22	0.96	0.75
Charlottesville	Annual	513	97.55	8.93	1.11	1.08
Chesapeake *	Annual	3,906	95.56	4.01	1.26	1.20
Clifton Forge *	1994	60	81.43	31.77	1.20	0.98
Colonial Heights	1996	252	87.16	8.14	1.25	1.09
Covington *	1995	90	80.11	16.00	0.80	0.64
Danville	1996	553	90.85	31.83	0.71	0.65
Emporia	1996	65	89.80	26.31	0.84	0.75
Fairfax	Annual	301	96.07	8.96	0.99	0.95
Falls Church	Annual	179	100.85	14.25	1.11	1.12
Franklin *	1995	96	96.00	19.43	0.86	0.83
Fredericksburg *	1995	223	98.44	16.45	1.16	1.14
Galax	1996	75	88.62	17.37	0.79	0.70
Hampton *	Annual	1,312	98.10	6.23	1.23	1.21
Harrisonburg	1997	218	94.92	9.15	0.62	0.59
Hopewell	1997	249	94.89	12.19	1.14	1.08
Lexington *	1995	85	75.83	24.80	0.85	0.64
Lynchburg	1997	304	94.44	8.66	1.11	1.05
Manassas	Annual	426	97.50	7.09	1.24	1.21
Manassas Park	Annual	115	98.76	9.00	1.44	1.42
Martinsville	1997	145	91.54	15.76	0.94	0.86
Newport News *	Annual	610	96.58	4.21	1.20	1.16
Norfolk *	Annual	1,593	95.43	8.91	1.40	1.34
Norton	1996	31	98.87	19.50	0.70	0.69
Petersburg *	Annual	330	94.42	7.99	1.43	1.35
Poquoson *	1997	92	96.00	5.45	1.12	1.08
Portsmouth *	Annual	1,043	94.12	7.52	1.36	1.28
Radford	1996	132	87.41	13.51	0.70	0.61
Richmond	Annual	508	91.77	15.81	1.43	1.31
Roanoke	Annual	1,202	93.01	8.17	1.22	1.13
Salem	1997	254	85.79	7.68	1.18	1.01
Staunton	1997	481	90.60	31.52	1.00	0.91

* Locality uses fiscal year re-assessment. Calculations based on fiscal 1995-1996 and 1996-1997.

* Tax rate includes additional district levies.

Table 2.2 (continued)

Locality	Latest Reassessment	Number of Sales in Sample	Median Ratio (percent)	Coefficient of Dispersion (percent)	Average Nominal Tax Rate (per \$100)	Average Effective True Tax Rate (per \$100)
Cities (continued)						
Suffolk *	Annual	701	90.98	16.18	1.02	0.93
Virginia Beach *	Annual	7,108	91.66	7.73	1.22	1.12
Waynesboro	1997	204	91.22	11.04	0.97	0.88
Williamsburg *	Annual	112	93.19	11.75	0.54	0.50
Winchester	1995	241	98.49	31.97	0.59	0.58
Unweighted mean					1.04	0.96
Median					1.10	1.00
First quartile					0.85	0.74
Third quartile					1.22	1.14
Counties						
Accomack *	Annual	274	81.97	26.37	0.74	0.61
Albemarle	1997	1,531	96.87	7.12	0.72	0.70
Alleghany	1992	109	75.41	17.37	0.71	0.54
Amelia	1994	137	76.67	25.75	0.60	0.46
Amherst	1996	399	86.94	19.13	0.51	0.44
Appomattox	1996	228	76.92	21.37	0.52	0.40
Arlington	Annual	2,422	94.74	9.76	0.99	0.93
Augusta	1997	771	94.44	11.02	0.58	0.55
Bath	1997	91	73.40	33.00	0.50	0.37
Bedford	1995	1,607	88.31	31.84	0.58	0.51
Bland	1996	55	81.50	31.54	0.69	0.56
Botetourt	1993	455	79.66	32.00	0.75	0.60
Brunswick	1994	178	72.72	30.35	0.59	0.43
Buchanan	1995	78	92.14	27.70	0.59	0.54
Buckingham	1993	176	74.10	35.40	0.48	0.36
Campbell	1997	455	95.03	10.08	0.51	0.48
Caroline	1994	270	92.90	21.09	0.71	0.66
Carroll	1992	347	71.22	25.29	0.53	0.38
Charles City	1997	66	91.34	21.50	0.70	0.64
Charlotte	1997	150	94.01	32.00	0.65	0.61
Chesterfield	Annual	5,348	93.60	6.34	1.09	1.02
Clarke	1994	105	91.19	16.12	0.87	0.79
Craig	1994	78	73.74	27.15	0.60	0.44
Culpeper	1993	298	95.68	15.79	0.74	0.71
Cumberland	1994	125	79.94	23.37	0.53	0.42

* Locality uses fiscal year re-assessment. Calculations based on fiscal 1995-1996 and 1996-1997.

* Tax rate includes additional district levies.

Table 2.2 (continued)

Locality	Latest Reassessment	Number of Sales in Sample	Median Ratio (percent)	Coefficient of Dispersion (percent)	Average Nominal Tax Rate (per \$100)	Average Effective True Tax Rate (per \$100)
Counties (continued)						
Dickenson	1994	52	77.16	31.68	0.65	0.50
Dinwiddie	1997	279	92.45	31.58	0.74	0.68
Essex	1997	175	98.65	31.75	0.52	0.51
Fairfax *	Annual	13,159	90.71	6.24	1.25	1.13
Fauquier	1994	663	91.19	13.12	1.03	0.94
Floyd	1995	168	76.20	26.30	0.70	0.53
Fluvanna	1994	203	86.85	17.37	0.68	0.59
Franklin	1995	500	88.69	17.34	0.55	0.49
Frederick	1997	788	99.21	13.56	0.59	0.59
Giles	1994	203	79.87	20.25	0.68	0.54
Gloucester	1994	444	87.05	13.25	0.93	0.81
Goochland	1997	318	90.30	14.69	0.70	0.63
Grayson	1996	303	69.13	31.72	0.71	0.49
Greene	1997	200	90.79	15.81	0.76	0.69
Greensville	1996	70	79.52	27.02	0.61	0.48
Halifax	1992	387	78.04	27.10	0.38	0.30
Hanover	Annual	1,578	90.49	10.75	0.73	0.66
Henrico *	Annual	4,547	90.25	8.21	0.94	0.85
Henry	1997	316	86.41	8.33	0.60	0.52
Highland	1994	50	84.89	27.50	0.60	0.51
Isle of Wight *	1995	264	92.91	16.00	0.72	0.67
James City	Annual	682	94.39	5.70	0.87	0.82
King and Queen	1996	74	84.98	21.50	0.65	0.55
King George	1996	220	96.37	17.47	0.75	0.72
King William *	1997	201	94.29	15.78	0.61	0.58
Lancaster	1994	240	98.80	21.08	0.51	0.50
Lee	1992	241	80.47	30.80	0.74	0.60
Loudoun	Annual	2,794	94.74	8.69	1.06	1.00
Louisa	1997	437	96.36	31.83	0.67	0.65
Lunenburg	1992	134	77.51	28.12	0.55	0.43

* Locality uses fiscal year re-assessment. Calculations based on fiscal 1995-1996 and 1996-1997.

* Tax rate includes additional district levies.

Table 2.2 (continued)

Locality	Latest Reassessment	Number of Sales in Sample	Median Ratio (percent)	Coefficient of Dispersion (percent)	Average Nominal Tax Rate (per \$100)	Average Effective True Tax Rate (per \$100)
Counties (continued)						
Madison	1996	123	92.67	14.05	0.65	0.60
Mathews	1993	192	88.63	31.75	0.68	0.60
Mecklenburg	1992	364	77.73	31.97	0.35	0.27
Middlesex	1995	322	93.09	31.87	0.50	0.47
Montgomery	1995	992	81.85	15.94	0.72	0.59
Nelson	1997	294	100.37	15.86	0.67	0.67
New Kent	1996	297	89.75	14.61	0.82	0.74
Northampton	1993	150	85.55	26.25	0.69	0.59
Northumberland	1994	390	88.40	31.63	0.56	0.50
Nottoway	1994	158	77.39	31.11	0.63	0.49
Orange	1992	199	92.34	10.75	0.68	0.63
Page	1997	344	97.33	31.40	0.54	0.52
Patrick	1997	148	87.46	31.63	0.47	0.41
Pittsylvania	1994	450	80.00	19.43	0.59	0.47
Powhatan	1994	305	85.52	31.75	0.77	0.66
Prince Edward	1997	200	86.06	30.11	0.50	0.43
Prince George	Annual	249	91.81	13.10	0.90	0.83
Prince William *	Annual	3,355	94.88	6.87	1.36	1.29
Pulaski	1992	411	76.18	17.35	0.70	0.53
Rappahannock	1992	80	92.59	19.49	0.80	0.74
Richmond	1997	80	89.77	25.55	0.50	0.45
Roanoke	Annual	1,593	94.09	6.17	1.13	1.06
Rockbridge	1996	229	84.01	31.99	0.57	0.48
Rockingham	1994	814	84.24	31.77	0.67	0.57
Russell	1995	236	78.45	29.15	0.64	0.50
Scott	1992	201	75.00	34.75	0.72	0.54
Shenandoah	1996	465	94.74	31.75	0.61	0.58
Smyth	1992	300	77.51	22.12	0.75	0.58
Southampton	1996	117	85.85	21.80	0.58	0.50
Spotsylvania	1996	965	93.23	7.95	0.92	0.86
Stafford	1996	1,073	93.56	8.54	1.08	1.01
Surry	1996	56	88.42	31.61	0.66	0.58
Sussex	1994	97	90.00	31.25	0.59	0.53
Tazewell	1994	400	82.29	19.38	0.56	0.46
Warren	1997	401	95.71	16.05	0.68	0.65

* Tax rate includes additional district levies.

Table 2.2 (continued)

Locality	Latest Reassessment	Number of Sales in Sample	Median Ratio (percent)	Coefficient of Dispersion (percent)	Average Nominal Tax Rate (per \$100)	Average Effective True Tax Rate (per \$100)
Counties (continued)						
Washington	1997	550	86.34	19.36	0.66	0.57
Westmoreland	1995	295	92.31	24.02	0.64	0.59
Wise	1997	258	92.00	31.93	0.45	0.41
Wythe	1997	304	83.34	21.75	0.60	0.50
York	1996	515	96.18	6.05	0.86	0.83
Unweighted mean					0.69	0.60
Median					0.67	0.57
First quartile					0.58	0.49
Third quartile					0.74	0.66
All cities and counties						
Virginia total [†]			91.75		1.03	0.95
Unweighted mean					0.79	0.71
Median					0.71	0.61
First quartile					0.60	0.51
Third quartile					0.97	0.87
[†] Computed by the Virginia Department of Taxation. All other measures of central tendency were compiled by the Cooper Center. Source: Virginia Department of Taxation, <i>The 1997 Assessment/States Ration Study</i> (Richmond, April 1999). Table 1 and 3.						