

Section 3

Real Property Tax, 2001

The Code of Virginia, §§58.1-3200 through 58.1-3389, authorizes localities in Virginia 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 with 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. 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. The table below summarizes the reassessment periods chosen by the cities and counties.

| <u>Period</u> | <u>Cities</u> | <u>Counties</u> |
|---------------|---------------|-----------------|
| 1 year | 17 | 11 |
| 2 years | 12 | 7 |
| 2-3 years | 0 | 1 |
| 4 years | 10 | 22 |
| 4-6 years | 0 | 12 |
| 5 years | 0 | 4 |
| 5-6 years | 0 | 2 |
| 6 years | 0 | 36 |

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). Contrarily, the *Code* permits the abatement of local real estate taxes on damaged buildings if they are rendered unusable for at least 30 days of the calendar year (§58.1-3222).

Table 3.1 includes information on real estate tax rates, assessment rates, effective dates, tax due dates whether the locality employs an assessor, and whether proration is used.

The nominal tax rates were reported to the Cooper Center by all cities and counties and the 130 respondent towns that levy a real property tax. The unweighted mean of the nominal rate

for cities was \$1.03 per \$100 of assessed value. The median was \$1.11 and the first and third quartiles were \$0.83 and \$1.22, respectively.

The unweighted mean of the nominal rate for counties was \$0.72 per \$100 of assessed value. The median was \$0.70 and the first and third quartiles were \$0.60 and \$0.77, respectively.

The unweighted mean of the nominal rate for all cities and counties was \$0.81. The median was \$0.74 and the first and third quartiles were \$0.61 and \$0.97, respectively.

The unweighted mean of the nominal rate for towns was \$0.18. The median rate was \$0.17 and the first and third quartiles were \$0.11 and \$0.23, 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. 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.

According to the localities that responded to the survey, most cities have semiannual tax due dates with payments required in June and December. Of the 39 cities, 5 require taxes due annually, 28 semiannually, and 6 quarterly. Among the counties, 51 have annual tax due dates,

while 44 have semiannual requirements. Of the 130 towns responding to this question, 109 report annual due dates, and 21 require semiannual payments.

A locality may, if it so chooses, prorate the amount to be taxed. 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.

Localities vary about prorating taxes. Of the cities, 21 reported prorating taxes while 18 did not prorate. Among counties, 47 prorated their taxes while 48 did not. Reports from the towns that answered this question indicate that 22 prorated their taxes while 108 did not.

Effective rates depend upon local assessment techniques and frequency of reassessments. **Table 3.2** shows city and county 1999 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 3.1** and **3.2**), 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, it 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, because it would average in additional district levies that the locality might impose for sanitation, fire and rescue, mosquito, or other special districts.¹

The real property tax rates reported in **Table 3.2** are a more accurate reflection of the differences among localities in tax rates on real property than those in **Table 3.1** because they control for variations in assessment techniques among localities. **Table 3.2** 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:

$$CD = 0.5 \left(\frac{Q_3 - Q_1}{\text{Median}} \right)$$

where Q₃ and Q₁ 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 \$0.95 per \$100 of true value for cities. The median was \$1.01 and the first and third quartiles were \$0.76 and \$1.13, respectively.

The unweighted mean of the average effective rate was \$0.60 per \$100 of estimated true value for counties. The median was \$0.55 and the first and third quartiles were \$0.49 and \$0.66, respectively.

The unweighted mean for all Virginia cities and counties was \$0.72, the median was \$0.63, and the first and third quartiles were \$0.51 and \$0.89, respectively. The weighted mean, \$0.94,

¹ The assessment/sales ratio data are from 1999. To compare the local nominal tax rate for that year, consult either Section 2, *1999 Tax Rates*, published by the Cooper Center, or the Virginia Department of Taxation's *Virginia Local Tax Rates: Tax Year 1999*.

was higher than Virginia's unweighted mean of \$0.72, reflecting the higher rates of the larger localities.

The following table summarizes the coefficient of dispersion for the various cities and counties shown in **Table 3.2**.

| Coefficient of <u>Dispersion</u> | <u>Cities</u> | <u>Counties</u> | <u>Total</u> |
|--|---------------|-----------------|--------------|
| 0 - 4.99 | 2 | 0 | 2 |
| 5 - 9.99 | 17 | 16 | 33 |
| 10 - 14.99 | 13 | 18 | 31 |
| 15 - 19.99 | 4 | 18 | 22 |
| 20 - 24.99 | 4 | 17 | 21 |
| 25 - 29.99 | 0 | 15 | 15 |
| 30 - 34.99 | 0 | 7 | 7 |
| 35 - 39.99 | 0 | 3 | 3 |
| 40 - 44.99 | 0 | 1 | 1 |
| | <u>40</u> | <u>95</u> | <u>135</u> |



Table 3.1
Real Property Tax, 2001

| 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 | 1/01 | 6/15; 11/15 | Yes |
| Bedford | 0.76 | Every four years | No | 7/98 | 3/31; 6/5; 9/30; 12/31 | Yes |
| Bristol | 0.98 | Every four years | No | 1/01 | 12/5 | No |
| Buena Vista | 0.95 | Every four years | No | 7/98 | 6/5; 12/5 | Yes |
| Charlottesville | 1.11 | Every year | Yes | 1/01 | 6/5; 12/5 | No |
| Chesapeake ^a | 1.26 | Every year | Yes | 1/01 | 9/30; 12/31; 3/31; 6/5 | No |
| Colonial Heights | 1.20 | Every two years | Yes | 1/00 | 5/15; 11/15 | Yes |
| Covington | 0.71 | Every four years | No | 7/99 | 6/5; 12/5 | No |
| Danville | 0.8125 | Every two years | Yes | 7/00 | 6/5; 12/5 | No |
| Emporia | 0.84 | Every two years | No | 1/01 | 12/5 | Yes |
| Fairfax | 0.98 | Every year | Yes | 1/01 | 6/5; 12/5 | No |
| Falls Church | 1.13 | Every year | Yes | 1/01 | 6/5; 12/5 | No |
| Franklin | 0.90 | Every two years | No | 7/00 | 6/5; 12/5 | Yes |
| Fredericksburg | 1.13 | Every four years | No | 7/99 | 5/15; 11/15 | Yes |
| Galax ^b | 0.76 | Every four years | No | 1/00 | 12/5 | No |
| Hampton ^c | 1.25 | Every year | Yes | 7/99 | 6/5; 12/5 | Yes |
| Harrisonburg | 0.62 | Every two years | Yes | 1/01 | 6/5; 12/5 | Yes |
| Hopewell | 1.12 | Every two years | Yes | 1/01 | 6/15; 12/5 | Yes |
| Lexington | 0.70 | Every four years | No | 7/00 | 6/5; 12/5 | No |
| Lynchburg | 1.11 | Every two years | Yes | 1/99 | 11/15; 1/15; 3/15; 5/15 | Yes |
| Manassas | 1.24 | Every year | Yes | 1/01 | 6/5; 12/5 | Yes |
| Manassas Park | 1.42 | Every year | Yes | 1/01 | 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 | 7/00 | 6/5; 12/5 | Yes |
| Norfolk | 1.40 | Every year | Yes | 7/98 | Quarterly | 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 Galax levies Downtown Revitalization Tax Zone, \$0.17/\$100.

^c Hampton levies a Business Improvement District tax at Coliseum Central (\$0.04/\$100) and Downtown Hampton (\$0.20/\$100).

Table 3.1 (continued)

| Locality | Tax Rate* | Frequency of Assessment | Employs Full Time Assessor | Effective Date of Last Reassessment | Tax Due Date(s) | Prorate Tax |
|-----------------------------|-----------|-------------------------|----------------------------|-------------------------------------|-----------------------------|-------------|
| Cities (continued) | | | | | | |
| Norton | 0.70 | Every four years | No | 1/00 | 12/5 | No |
| Petersburg | 1.44 | Every year | Yes | 7/00 | Quarterly | Yes |
| Poquoson | 1.12 | Every two years | Yes | 7/00 | 6/5; 12/5 | Yes |
| Portsmouth | 1.42 | Every year | Yes | 7/01 | 9/30; 12/31; 3/31; 6/30 | Yes |
| Radford | 0.70 | Every four years | No | 1/00 | 6/5; 12/5 | Yes |
| Richmond ^d | 1.41 | Every year | Yes | 1/01 | 6/15 | No |
| Roanoke ^e | 1.21 | Every year | Yes | 1/01 | 4/5; 10/5 | Yes |
| Salem | 1.18 | Every two years | Yes | 7/99 | 6/5; 12/5 | No |
| Staunton ^f | 1.00 | Every two years | Yes | 1/01 | 75% on 6/20; 25% on 12/5 | No |
| Suffolk ^g | 1.03 | Every year | Yes | 7/01 | 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 | 1/01 | 7/31; 12/5 | No |
| Williamsburg | 0.54 | Every year | Yes | 7/98 | 6/1; 12/1 | No |
| Winchester ⁱ | 0.72 | Every four years | Yes | 1/99 | 6/5; 12/5 | Yes |
| Unweighted mean | 1.03 | | | | | |
| Median | 1.11 | | | | | |
| First quartile | 0.83 | | | | | |
| Third quartile | 1.22 | | | | | |

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

^d Richmond levies Downtown General Special Service Assessment District \$0.05/\$100; Downtown Conservation Special Service Assessment District \$0.00/\$100; Riverfront Properties \$0.02/\$100; Riverfront Development Properties \$2.54/\$100; and Riverfront Manufacturing \$0.35/\$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.

^g Suffolk levies: Suffolk Taxing District, \$1.19/\$100; Rt. 17 Taxing District, \$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 3.1 (continued)

| Locality | Tax Rate* | Frequency of Assessment | Employs Full Time Assessor | Effective Date of Last Reassessment | Tax Due Date(s) | Prorate Tax |
|-----------------------|---|-------------------------|----------------------------|-------------------------------------|-----------------|-------------|
| Counties | Note: All counties responded to the survey. | | | | | |
| Accomack ^j | 0.68-0.85 | Every year | Yes | 1/01 | 6/5; 12/5 | No |
| Albemarle | 0.72-0.76 | Every two years | Yes | 1/01 | 6/5; 12/5 | Yes |
| Alleghany | 0.66 | Every six years | No | 1/01 | 12/5 | No |
| Amelia | 0.50 | Every six years | No | 1/00 | 12/5 | No |
| Amherst | 0.70 | Every six years | No | 1/96 | 12/5 | No |
| Appomattox | 0.80 | Every six years | Yes | 1/96 | 6/5; 12/5 | No |
| Arlington | 1.023 | Every year | Yes | 1/01 | 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 | 1/99 | 6/5; 12/5 | No |
| Bedford | 0.70 | Every four years | No | 1/99 | 6/5; 12/5 | Yes |
| Bland | 0.69 | Every six years | No | 1/01 | 12/5 | No |
| Botetourt | 0.70 | Every 4 to 6 years | No | 1/98 | 12/5 | Yes |
| Brunswick | 0.59 | Every six years | No | 1/00 | 12/5 | No |
| Buchanan | 0.59 | Every six years | No | 1/95 | 12/5 | No |
| Buckingham | 0.58 | Every 4 to 6 years | No | 1/98 | 6/5; 12/5 | No |
| Campbell | 0.57 | Every six years | No | 1/97 | 12/5 | Yes |
| Caroline | 0.75 | Every four years | No | 1/98 | 6/5; 12/5 | Yes |
| Carroll | 0.62 | Every six years | Yes | 1/98 | 12/5 | Yes |
| Charles City | 0.76 | Every four years | No | 1/01 | 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 | 1/01 | 6/5; 12/5 | No |
| Clarke | 0.92 | Every four years | Yes | 1/98 | 6/5; 12/5 | Yes |
| Craig | 0.62 | Every six years | No | 1/00 | 6/5; 12/5 | No |
| Culpeper | 0.82 | Every five years | No | 1/98 | 12/5 | No |
| Cumberland | 0.76 | Every four years | No | 1/98 | 12/5 | Yes |
| Dickenson | 0.60 | Every six years | No | 1/00 | 6/5; 12/5 | No |
| Dinwiddie | 0.77 | Every four years | No | 1/01 | 6/5; 12/5 | Yes |
| Essex | 0.58 | Every six years | No | 1/97 | 6/5; 12/5 | No |
| Fairfax | 1.23-1.27 | Every year | Yes | 1/01 | 7/28; 12/5 | Yes |
| Fauquier | 1.00 | Every four years | No | 1/98 | 6/5; 12/5 | Yes |

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

^j Accomack levies: District # 2: (Area with mosquito control): Fire: \$0.06; EMT: \$0.06; Mosquito \$0.05. District # 2 (area without mosquito control) Fire: \$0.06; EMT: \$0.06. District # 3: Fire: \$0.05; EMT: \$0.09. District # 4: Fire: \$0.05; EMT: \$0.04. District # 5: Fire: \$0.05; EMT: \$0.07

Table 3.1 (continued)

| Locality | Tax Rate* | Frequency of Assessment | Employs Full Time Assessor | Effective Date of Last Reassessment | Tax Due Date(s) | Prorate Tax |
|-----------------------------|-----------|-------------------------|----------------------------|-------------------------------------|-----------------|-------------|
| Counties (Continued) | | | | | | |
| Floyd | 0.695 | Every six years | No | 1/95 | 12/5 | No |
| Fluvanna | 0.68 | Every four years | No | 1/98 | 6/5; 12/5 | Yes |
| Franklin | 0.55 | Every five years | Yes | 1/00 | 12/5 | Yes |
| Frederick | 0.64 | Every four years | Yes | 1/97 | 6/5; 12/5 | Yes |
| Giles | 0.59 | Every four years | No | 1/99 | 12/5 | No |
| Gloucester | 0.95 | Every four years | Yes | 1/98 | 6/30; 12/5 | Yes |
| Goochland | 0.90 | Every four years | No | 1/97 | 12/5 | No |
| Grayson | 0.59 | Every two years | Yes | 1/00 | 12/5 | No |
| Greene | 0.74 | Every two years | Yes | 1/01 | 6/5; 12/5 | No |
| Greensville | 0.64 | Every six years | No | 1/96 | 12/5 | No |
| Halifax | 0.36 | Every six years | No | 1/98 | 12/5 | No |
| Hanover | 0.83 | Every year | Yes | 1/92 | 6/5; 12/5 | Yes |
| Henrico | 0.94 | Every year | Yes | 1/00 | 6/5; 12/5 | Yes |
| Henry | 0.60 | Every four years | Yes | 1/97 | 12/5 | No |
| Highland | 0.50 | Every six years | No | 1/00 | 12/5 | Yes |
| Isle of Wight | 0.72 | Every four years | No | 7/98 | 6/5; 12/5 | Yes |
| James City | 0.87 | Every year | Yes | 7/01 | 6/5; 12/5 | Yes |
| King George | 0.75 | Every six years | No | 1/96 | 6/5; 12/5 | No |
| King & Queen | 0.75 | Every six years | No | 1/96 | 12/5 | No |
| King William | 0.88 | Every four years | No | 1/97 | 12/5 | Yes |
| Lancaster | 0.53 | Every 4 to 6 years | No | 1/00 | 12/5 | No |
| Lee | 0.65 | Every six years | No | 1/98 | 1/5 | No |
| Loudoun | 1.08 | Every year | Yes | 1/00 | 6/5; 12/5 | Yes |
| Louisa | 0.67 | Every two years | Yes | 1/99 | 12/5 | No |
| Lunenburg | 0.50 | Every six years | No | 1/98 | 12/5 | Yes |
| Madison | 0.68 | Every 4 to 6 years | No | 1/01 | 12/5 | No |
| Mathews | 0.73 | Every six years | No | 1/93 | 12/5 | No |
| Mecklenburg | 0.43 | Every six years | No | 1/98 | 12/5 | Yes |
| Middlesex | 0.52 | Every five years | No | 1/00 | 6/5; 12/5 | No |
| Montgomery | 0.76 | Every four years | Yes | 1/99 | 6/5; 12/5 | Yes |
| Nelson | 0.72 | Every six years | No | 1/97 | 6/5; 12/5 | Yes |
| New Kent | 0.72 | Every 4 to 6 years | No | 1/00 | 12/5 | Yes |
| Northampton | 0.61 | Every six years | No | 1/99 | 12/5 | No |
| Northumberland | 0.61 | Every six years | No | 1/00 | 12/5 | No |
| Nottoway | 0.54 | Every six years | No | 1/00 | 12/5 | No |

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

Table 3.1 (continued)

| Locality | Tax Rate* | Frequency of Assessment | Employs Full Time Assessor | Effective Date of Last Reassessment | Tax Due Date(s) | Prorate Tax |
|-----------------------------|-----------|-------------------------|----------------------------|-------------------------------------|-----------------|-------------|
| Counties (continued) | | | | | | |
| Orange | 0.72 | Every 4 to 6 years | No | 1/98 | 12/5 | No |
| Page | 0.74 | Every 4 to 6 years | No | 1/97 | 12/5 | No |
| Patrick | 0.58 | Every 5 to 6 years | No | 1/97 | 6/5; 12/5 | No |
| Pittsylvania | 0.60 | Every four years | No | 1/98 | 12/5 | No |
| Powhatan | 0.87 | Every four years | No | 1/98 | 6/5; 12/5 | Yes |
| Prince Edward | 0.59 | Every six years | No | 1/97 | 12/5 | Yes |
| Prince George | 0.90 | Every year | Yes | 1/99 | 12/5 | Yes |
| Prince William | 1.30 | Every year | Yes | 1/01 | 7/15; 12/5 | Yes |
| Pulaski | 0.62 | Every six years | Yes | 1/98 | 6/5; 12/5 | No |
| Rappahannock ^k | 0.85 | Every 4 to 6 years | No | 1/98 | 12/5 | No |
| Richmond | 0.50 | Every six years | No | 1/97 | 12/5 | No |
| Roanoke | 1.12 | Every year | Yes | 1/01 | 6/5; 12/5 | Yes |
| Rockbridge | 0.63 | Every 4 to 6 years | No | 1/96 | 6/5; 12/5 | No |
| Rockingham | 0.71 | Every four years | Yes | 1/98 | 6/5; 12/5 | Yes |
| Russell | 0.55 | Every six years | Yes | 1/01 | 6/11; 12/11 | No |
| Scott | 0.73 | Every six years | No | 1/98 | 12/20 | Yes |
| Shenandoah | 0.61 | Every six years | Yes | 1/96 | 6/5; 12/5 | No |
| Smyth | 0.70 | Every six years | No | 1/98 | 12/5 | Yes |
| Southampton | 0.60 | Every 4 to 6 years | No | 1/00 | 12/5 | Yes |
| Spotsylvania | 1.07 | Every two years | Yes | 1/00 | 6/5; 12/5 | Yes |
| Stafford | 1.18 | Every two years | Yes | 1/98 | 6/5; 12/5 | Yes |
| Surry | 0.75 | Every 2 to 3 years | No | 1/01 | 12/5 | Yes |
| Sussex | 0.60 | Every 4 to 6 years | No | 1/00 | 12/5 | Yes |
| Tazewell | 0.60 | Every six years | No | 1/00 | 12/5 | Yes |
| Warren | 0.86 | Every 5 to 6 years | Yes | 1/97 | 12/5 | Yes |
| Washington | 0.57 | Every four years | No | 1/01 | 12/20 | No |
| Westmoreland | 0.67 | Every six years | No | 1/95 | 12/5 | No |
| Wise | 0.52 | Every six years | Yes | 1/97 | 5/15; 10/15 | Yes |
| Wythe | 0.71 | Every five years | No | 1/97 | 12/5 | Yes |
| York | 0.86 | Every two years | Yes | 1/00 | 6/5; 12/5 | Yes |

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

^k 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 3.1 (continued)

| Locality | Tax Rate* | Frequency of Assessment | Employs Full Time Assessor | Effective Date of Last Reassessment | Tax Due Date(s) | Prorate Tax |
|--|-----------|-------------------------|----------------------------|-------------------------------------|-----------------|-------------|
| Counties (continued) | | | | | | |
| Unweighted Mean | 0.72 | | | | | |
| Median | 0.70 | | | | | |
| First Quartile | 0.60 | | | | | |
| Third Quartile | 0.77 | | | | | |
| All cities and counties | | | | | | |
| Unweighted mean | 0.81 | | | | | |
| Median | 0.74 | | | | | |
| First quartile | 0.61 | | | | | |
| Third quartile | 0.97 | | | | | |
| 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 | 0.32 | Washington Co. | No | 7/01 | 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 |
| Ashland | 0.09 | Hanover Co. | No | 1/01 | 1/15 | No |
| Berryville | 0.23 | Every four years | No | 1/98 | 6/5; 12/5 | Yes |
| Blacksburg | 0.20 | Montgomery Co. | No | 1/99 | 6/5; 12/5 | Yes |
| Blackstone | 0.17 | Nottoway Co. | No | 1/00 | 12/15 | No |
| Bluefield | 0.25 | Every four years | No | 1/00 | 12/5 | No |
| Boones Mill | 0.10 | Franklin Co. | No | 1/00 | 12/5 | No |
| Bowling Green | 0.16 | Caroline Co. | No | 1/98 | 12/5 | No |
| Boydton | 0.33 | Mecklenburg Co. | No | 1/98 | 1/1 | No |
| Boykins | 0.27 | Southampton Co. | No | 1/00 | 12/5 | No |
| Bridgewater | 0.09 | Rockingham Co. | No | 1/98 | 6/5; 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 3.1 (continued)

| Locality | Tax Rate* | Frequency of Assessment | Employs Full Time Assessor | Effective Date of Last Reassessment | Tax Due Date(s) | Prorate Tax |
|--------------------------|-----------|-------------------------|----------------------------|-------------------------------------|-----------------|-------------|
| Towns (continued) | | | | | | |
| Broadway | 0.07 | Rockingham Co. | No | N/A | 12/5 | No |
| Buchanan | 0.19 | Every five years | No | 1/98 | 12/5 | No |
| Burkeville | 0.14 | Every five years | No | 1/01 | 12/6 | No |
| Capron | 0.03 | Southampton Co. | No | N/A | 12/5 | No |
| Cedar Bluff | 0.19 | Tazewell Co. | No | N/A | 12/5 | No |
| Charlotte C.H. | 0.11 | Charlotte Co. | No | 1/97 | 3/5 | No |
| Chase City | 0.34 | Mecklenburg Co. | No | 1/98 | 1/31 | No |
| Chatham | 0.20 | Pittsylvania Co. | No | N/A | 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 | 1/00 | 12/5 | No |
| Cleveland | 0.15 | Russell Co. | No | 2001 | 12/5 | No |
| Clinchco | 0.10 | Dickenson Co. | No | 2001 | 6/1; 12/1 | No |
| Clintwood | 0.11 | Dickenson Co. | No | 1/00 | 6/5; 12/5 | No |
| Coeburn | 0.17 | Every four years | No | 1/97 | 12/5 | Yes |
| Colonial Beach | 0.54 | Westmoreland Co. | No | 1/95 | 6/5; 12/5 | 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 | 0.54 | 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 | No |
| 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 |
| Edinburg | 0.185 | Shenandoah Co. | No | 1/95 | 12/31 | No |
| Farmville | 0.14 | Cumberland Co. | No | 1/96 | 12/15 | No |
| Floyd | 0.087 | 10 years | No | 1/01 | 12/5 | No |
| Fries | 0.25 | Grayson Co. | No | 1/00 | 12/5 | No |
| Front Royal | 0.13 | Warren Co. | No | 1/97 | 12/5 | Yes |
| Gate City | 0.28 | Scott Co. | No | 1/98 | 12/20 | No |

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

... No response provided.

N/A Not applicable.

Table 3.1 (continued)

| Locality | Tax Rate* | Frequency of Assessment | Employs Full Time Assessor | Effective Date of Last Reassessment | Tax Due Date(s) | Prorate Tax |
|--------------------------|-----------|-------------------------|----------------------------|-------------------------------------|-----------------|-------------|
| Towns (continued) | | | | | | |
| Glade Spring | 0.17 | Every four years | No | 7/01 | 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 |
| Hallwood | 0.14 | Accomack Co. | No | 1/98 | 12/5 | No |
| Hamilton | 0.29 | Loudoun Co. | No | 1/01 | 6/5; 12/5 | No |
| Haymarket | 0.14 | Pr. William Co. | No | 1/97 | 3/1 | No |
| Haysi | 0.10 | Every six years | No | 1/00 | 12/5 | No |
| Herndon | 0.32 | Fairfax Co. | No | 1/01 | 7/28; 12/5 | No |
| Hillsville | 0.23 | Carroll Co. | No | 1/98 | 12/5 | Yes |
| Honaker | 0.13 | Russell Co. | No | N/A | 12/11 | No |
| Hurt | 0.175 | Pittsylvania Co. | No | N/A | 12/5 | No |
| Independence | 0.21 | Every four years | No | 7/00 | 12/05 | No |
| Iron Gate | 0.18 | Alleghany Co. | No | 1/98 | 12/5 | No |
| Irvington | N/A | Lancaster Co. | No | N/A | 12/5 | No |
| Ivor | 0.06 | Southampton Co. | No | 1/00 | 2/1 | No |
| Kenbridge | 0.36 | Lunenburg Co. | No | 7/98 | 12/5 | No |
| Keysville | 0.18 | Charlotte Co. | No | 1/97 | 12/5 | No |
| Kilmarnock | 0.14 | Lancaster Co. | No | 1/00 | 12/5 | No |
| La Crosse | 0.31 | Mecklenburg Co. | No | 1/98 | 1/1 | Yes |
| Lawrenceville | 0.30 | Every six years | No | 1/94 | 1/5 | No |
| Lebanon | 0.20 | Russell Co. | No | 1/95 | 12/12 | No |
| Leesburg | 0.22 | Loudoun Co. | No | 1/01 | 6/5; 12/5 | No |
| Louisa | 0.21 | Every two years | No | 1/99 | 1/15 | No |
| Lovettsville | 0.20 | Loudon Co. | No | N/A | 12/5 | 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 |
| McKenney | 0.07 | Dinwiddie Co. | No | 1/01 | 12/30 | No |

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

... No response provided.

N/A Not applicable.

Table 3.1 (continued)

| Locality | Tax Rate* | Frequency of Assessment | Employs Full Time Assessor | Effective Date of Last Reassessment | Tax Due Date(s) | Prorate Tax |
|--------------------------|-----------|-------------------------|----------------------------|-------------------------------------|-----------------|-------------|
| Towns (continued) | | | | | | |
| Middleburg | 0.10 | Loudon Co. | No | 1/01 | 12/5 | No |
| Middletown | 0.07 | Frederick Co. | No | 7/00 | 12/5 | No |
| Mineral | 0.25 | Every Year | No | 7/98 | 1/15 | No |
| Monterey | 0.13 | Every six years | No | 1/00 | 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 |
| Narrows | 0.42 | Every three years | No | 1/97 | 12/5 | 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 | 0.434 | Accomack Co. | No | 1990 | 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 |
| Pearisburg | 0.33 | Every 4 to 6 years | No | 1/99 | 3/15 | No |
| 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 | 7/00 | 12/5 | No |
| Pound | 0.40 | Wise Co. | No | N/A | 12/5 | No |
| Pulaski | 0.32 | Pulaski Co. | No | 1/98 | 6/5; 12/5 | No |
| Purcellville | 0.24 | Loudon Co. | No | 1/00 | 6/5; 12/5 | No |
| Quantico | 0.20 | Pr. William Co. | No | 1/96 | 12/1 | No |
| Remington | 0.14 | Every four years | No | 1/98 | 3/5 | No |
| Rich Creek | 0.22 | Every four years | No | 1/99 | 12/5 | No |
| Richlands | 0.16 | Tazewell Co. | No | N/A | 12/31 | Yes |
| Rocky Mount | 0.12 | Franklin Co. | No | 1/00 | 2/28 | No |
| Rural Retreat | 0.25 | Every six years | No | 1/97 | 1/1 | No |
| Saint Paul | 0.18 | Wise Co. | No | 1/97 | 12/5 | Yes |
| Saxis | 0.10 | N/A | No | N/A | N/A | No |
| Stuart | 0.19 | Patrick Co. | No | N/A | 12/31 | No |

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

... No response provided.

N/A Not applicable.

Table 3.1 (continued)

| Locality | Tax Rate* | Frequency of Assessment | Employs Full Time Assessor | Effective Date of Last Reassessment | Tax Due Date(s) | Prorate Tax |
|--------------------------|-----------|-------------------------|----------------------------|-------------------------------------|-----------------|-------------|
| Towns (continued) | | | | | | |
| Shenandoah | 0.28 | Page Co. | No | 1/97 | 6/5; 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 | 6/5; 12/5 | No |
| Stephens City | 0.075 | Frederick Co. | No | 1/97 | 12/5 | No |
| Stony Creek | 0.12 | Sussex Co. | No | 1/00 | 12/5 | No |
| Strasburg | 0.22 | Shenandoah Co. | No | 1/95 | 6/5; 12/5 | No |
| Surry | 0.05 | Done by County | No | N/A | 12/5 | No |
| Tappahannock | 0.13 | Every six years | No | 1/97 | 12/5 | Yes |
| Tazewell | 0.26 | Tazewell Co. | No | 1/99 | 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 | 0.30 | Fairfax Co. | No | 1/00 | 7/28; 12/5 | No |
| Vinton | 0.05 | Every year | No | 1/01 | 6/5; 12/5 | Yes |
| Virgilina | 0.10 | Halifax Co. | No | 1/98 | 12/5 | No |
| Wachapreague | 0.25 | Accomack Co. | No | 1/01 | 12/5 | No |
| Wakefield | 0.093 | Every six years | No | 1/94 | 2/5 | No |
| Warrenton | 0.14 | Fauquier Co. | No | 1/98 | 6/15; 12/15 | Yes |
| Warsaw | 0.08 | Richmond Co. | No | 1/97 | 12/5 | Yes |
| Waverly | 0.22 | Sussex Co. | No | 1/00 | 12/31 | No |
| Windsor | 0.13 | Isle of Wight Co. | No | 1/98 | 12/5 | No |
| Woodstock | 0.19 | Every five years | No | 1/96 | 6/5; 12/5 | No |
| Wytheville | 0.143 | Every five years | No | 1/97 | 12/15 | No |
| Unweighted mean | 0.18 | | | | | |
| Median | 0.17 | | | | | |
| First quartile | 0.11 | | | | | |
| Third quartile | 0.23 | | | | | |

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

N/A Not applicable.

Table 3.2
Real Property Effective True Tax Rate, 1999

| Locality | Latest Reassessment | Number of Sales in Sample | Median Ratio (Percent) | Coefficient of Dispersion (Percent) | Average Nominal Tax Rate | Average Effective (True) Tax Rate |
|------------------|---------------------|---------------------------|------------------------|-------------------------------------|--------------------------|-----------------------------------|
| Cities: | | | | | | |
| Alexandria | Annual | 2399 | 92.80 | 8.19 | 1.11 | 1.03 |
| Bedford * | 1998 | 83 | 96.00 | 13.45 | 0.76 | 0.73 |
| Bristol | 1997 | 271 | 82.20 | 20.64 | 1.11 | 0.91 |
| Buena Vista * | 1998 | 85 | 90.75 | 16.95 | 0.92 | 0.84 |
| Charlottesville | Annual | 530 | 90.88 | 12.21 | 1.11 | 1.01 |
| Chesapeake | Annual | 4910 | 95.27 | 3.94 | 1.27 | 1.21 |
| Colonial Heights | 1998 | 288 | 88.93 | 7.45 | 1.20 | 1.07 |
| Covington * | 1999 | 77 | 78.59 | 15.49 | 0.80 | 0.63 |
| Danville* | 1998 | 565 | 88.56 | 13.48 | 0.79 | 0.70 |
| Emporia | 1998 | 54 | 93.71 | 24.69 | 0.84 | 0.79 |
| Fairfax | Annual | 356 | 91.38 | 7.86 | 1.00 | 0.91 |
| Falls Church | Annual | 135 | 94.51 | 8.05 | 1.10 | 1.04 |
| Franklin * | 1998 | 77 | 94.00 | 11.46 | 0.91 | 0.86 |
| Fredericksburg * | 1999 | 209 | 94.44 | 13.45 | 1.16 | 1.10 |
| Galax | 1996 | 116 | 77.99 | 22.05 | 0.79 | 0.62 |
| Hampton * | Annual | 724 | 95.41 | 7.06 | 1.23 | 1.18 |
| Harrisonburg | 1999 | 396 | 92.18 | 7.49 | 0.62 | 0.57 |
| Hopewell | 1999 | 259 | 93.58 | 9.23 | 1.14 | 1.07 |
| Lexington * | 1998 | 86 | 87.71 | 14.48 | 0.72 | 0.63 |
| Lynchburg | 1999 | 943 | 91.68 | 10.69 | 1.11 | 1.02 |
| Manassas | Annual | 614 | 93.75 | 7.19 | 1.24 | 1.16 |
| Manassas Park | Annual | 129 | 92.76 | 6.81 | 1.44 | 1.34 |
| Martinsville | 1998 | 126 | 91.66 | 12.86 | 0.94 | 0.86 |
| Newport News * | Annual | 521 | 94.95 | 4.05 | 1.20 | 1.14 |
| Norfolk * | Annual | 1928 | 93.24 | 9.12 | 1.40 | 1.30 |

* Localities with fiscal year re-assessments.

Table 3.2 (continued)

| Locality | Latest Reassessment | Number of Sales in Sample | Median Ratio (Percent) | Coefficient of Dispersion (Percent) | Average Nominal Tax Rate | Average Effective (True) Tax Rate |
|---------------------------|---------------------|---------------------------|------------------------|-------------------------------------|--------------------------|-----------------------------------|
| Cities (continued) | | | | | | |
| Norton | 1996 | 26 | 98.48 | 14.99 | 0.70 | 0.69 |
| Petersburg * | 1998 | 340 | 91.37 | 14.42 | 1.43 | 1.31 |
| Poquoson * | 1998 | 124 | 96.10 | 6.42 | 1.12 | 1.08 |
| Portsmouth * | Annual | 1126 | 93.51 | 7.84 | 1.36 | 1.27 |
| Radford | 1996 | 218 | 78.03 | 15.70 | 0.74 | 0.58 |
| Richmond | Annual | 1071 | 84.91 | 15.29 | 1.43 | 1.21 |
| Roanoke | Annual | 1285 | 92.93 | 8.09 | 1.22 | 1.13 |
| Salem | 1999 | 327 | 85.46 | 8.95 | 1.18 | 1.01 |
| Staunton | 1999 | 407 | 95.49 | 9.17 | 1.00 | 0.96 |
| Suffolk | Annual | 1022 | 91.47 | 14.74 | 1.05 | 0.96 |
| Virginia Beach * | Annual | 8461 | 92.09 | 7.05 | 1.22 | 1.12 |
| Waynesboro | 1999 | 269 | 88.78 | 10.80 | 0.97 | 0.86 |
| Williamsburg * | Annual | 114 | 91.43 | 9.42 | 0.53 | 0.49 |
| Winchester | 1999 | 282 | 94.33 | 11.25 | 0.64 | 0.60 |
| Unweighted mean | | | | | 1.04 | 0.95 |
| Median | | | | | 1.11 | 1.01 |
| First quartile | | | | | 0.82 | 0.76 |
| Third quartile | | | | | 1.21 | 1.13 |
| Counties: | | | | | | |
| Accomack | Annual | 317 | 78.24 | 21.38 | 0.74 | 0.58 |
| Albemarle | 1999 | 1951 | 92.23 | 7.37 | 0.72 | 0.66 |
| Alleghany | 1998 | 102 | 80.25 | 14.23 | 0.76 | 0.61 |
| Amelia | 1994 | 133 | 73.75 | 17.66 | 0.60 | 0.44 |
| Amherst | 1996 | 261 | 82.29 | 13.87 | 0.55 | 0.45 |
| Appomattox | 1996 | 204 | 75.39 | 23.24 | 0.55 | 0.41 |
| Arlington | Annual | 3477 | 86.87 | 10.36 | 1.00 | 0.87 |
| Augusta | 1997 | 820 | 88.88 | 9.83 | 0.58 | 0.52 |
| Bath | 1999 | 110 | 97.04 | 36.48 | 0.50 | 0.49 |
| Bedford | 1999 | 1251 | 91.82 | 12.48 | 0.59 | 0.54 |

* Localities with fiscal year re-assessments.

Table 3.2 (continued)

| Locality | Latest Reassessment | Number of Sales in Sample | Median Ratio (Percent) | Coefficient of Dispersion (Percent) | Average Nominal Tax Rate | Average Effective (True) Tax Rate |
|-----------------------------|---------------------|---------------------------|------------------------|-------------------------------------|--------------------------|-----------------------------------|
| Counties (continued) | | | | | | |
| Bland | 1996 | 88 | 73.97 | 27.96 | 0.69 | 0.51 |
| Botetourt | 1998 | 487 | 94.13 | 11.07 | 0.70 | 0.66 |
| Brunswick | 1994 | 134 | 68.71 | 34.54 | 0.59 | 0.41 |
| Buchanan | 1995 | 114 | 86.31 | 27.96 | 0.59 | 0.51 |
| Buckingham | 1998 | 187 | 82.90 | 27.30 | 0.48 | 0.40 |
| Campbell | 1997 | 409 | 92.77 | 10.66 | 0.51 | 0.47 |
| Caroline | 1998 | 274 | 93.33 | 19.08 | 0.71 | 0.66 |
| Carroll | 1998 | 454 | 70.84 | 28.86 | 0.62 | 0.44 |
| Charles City | 1997 | 89 | 75.60 | 21.05 | 0.78 | 0.59 |
| Charlotte | 1997 | 129 | 85.04 | 29.57 | 0.65 | 0.55 |
| Chesterfield | Annual | 7038 | 92.16 | 6.96 | 1.08 | 1.00 |
| Clarke | 1998 | 196 | 87.42 | 18.66 | 0.92 | 0.80 |
| Craig | 1994 | 107 | 65.26 | 30.16 | 0.62 | 0.40 |
| Culpeper | 1998 | 371 | 94.85 | 10.48 | 0.74 | 0.70 |
| Cumberland | 1998 | 116 | 87.44 | 23.78 | 0.56 | 0.49 |
| Dickenson | 1994 | 96 | 68.12 | 35.67 | 0.65 | 0.44 |
| Dinwiddie | 1997 | 234 | 89.86 | 31.82 | 0.74 | 0.67 |
| Essex | 1997 | 127 | 98.29 | 14.84 | 0.52 | 0.51 |
| Fairfax | Annual | 18551 | 85.50 | 6.84 | 1.27 | 1.08 |
| Fauquier | 1998 | 920 | 88.43 | 11.63 | 1.06 | 0.94 |
| Floyd | 1995 | 172 | 69.77 | 25.86 | 0.70 | 0.49 |
| Fluvanna | 1998 | 360 | 90.18 | 16.72 | 0.64 | 0.58 |
| Franklin | 1995 | 450 | 83.52 | 17.20 | 0.55 | 0.46 |
| Frederick | 1997 | 1529 | 93.56 | 14.67 | 0.59 | 0.55 |
| Giles | 1999 | 215 | 94.86 | 21.93 | 0.59 | 0.56 |
| Gloucester | 1998 | 376 | 93.49 | 8.88 | 0.91 | 0.85 |
| Goochland | 1997 | 319 | 81.76 | 19.70 | 0.90 | 0.74 |
| Grayson | 1998 | 280 | 62.16 | 34.09 | 0.71 | 0.44 |
| Greene | 1999 | 235 | 93.08 | 10.82 | 0.76 | 0.71 |
| Greensville | 1996 | 68 | 90.00 | 31.88 | 0.61 | 0.55 |

* Localities with fiscal year re-assessments.

Table 3.2 (continued)

| Locality | Latest Reassessment | Number of Sales in Sample | Median Ratio (Percent) | Coefficient of Dispersion (Percent) | Average Nominal Tax Rate | Average Effective (True) Tax Rate |
|-----------------------------|---------------------|---------------------------|------------------------|-------------------------------------|--------------------------|-----------------------------------|
| Counties (continued) | | | | | | |
| Halifax | 1998 | 383 | 91.58 | 23.14 | 0.31 | 0.28 |
| Hanover | Annual | 1640 | 86.87 | 9.96 | 0.73 | 0.63 |
| Henrico | Annual | 5948 | 87.30 | 7.64 | 0.94 | 0.82 |
| Henry | 1997 | 362 | 79.79 | 14.22 | 0.60 | 0.48 |
| Highland | 1994 | 43 | 62.95 | 30.99 | 0.60 | 0.38 |
| Isle of Wight * | 1998 | 357 | 96.87 | 9.10 | 0.72 | 0.70 |
| James City | Annual | 735 | 93.83 | 5.93 | 0.87 | 0.82 |
| King and Queen | 1996 | 73 | 83.95 | 25.64 | 0.70 | 0.59 |
| King George | 1996 | 207 | 88.32 | 28.96 | 0.75 | 0.66 |
| King William | 1997 | 179 | 89.96 | 11.73 | 0.64 | 0.57 |
| Lancaster | 1994 | 209 | 96.81 | 14.89 | 0.51 | 0.49 |
| Lee | 1998 | 317 | 83.33 | 35.51 | 0.65 | 0.54 |
| Loudoun | Annual | 4265 | 89.57 | 7.60 | 1.11 | 0.99 |
| Louisa | 1999 | 523 | 96.72 | 18.21 | 0.67 | 0.65 |
| Lunenburg | 1998 | 156 | 82.34 | 25.62 | 0.50 | 0.41 |
| Madison | 1996 | 157 | 85.71 | 16.73 | 0.65 | 0.56 |
| Mathews | 1999 | 137 | 92.00 | 19.10 | 0.73 | 0.67 |
| Mecklenburg | 1998 | 199 | 89.23 | 20.22 | 0.35 | 0.31 |
| Middlesex | 1995 | 179 | 88.37 | 18.49 | 0.52 | 0.46 |
| Montgomery | 1999 | 578 | 89.49 | 9.61 | 0.63 | 0.56 |
| Nelson | 1997 | 306 | 97.31 | 19.94 | 0.67 | 0.65 |
| New Kent | 1996 | 249 | 82.38 | 18.88 | 0.82 | 0.68 |
| Northampton | 1999 | 264 | 88.27 | 23.09 | 0.61 | 0.54 |
| Northumberland | 1994 | 447 | 86.56 | 26.07 | 0.56 | 0.48 |
| Nottoway | 1994 | 128 | 76.7 | 30.26 | 0.66 | 0.51 |

* Localities with fiscal year re-assessments.

Table 3.2 (continued)

| Locality | Latest Reassessment | Number of Sales in Sample | Median Ratio (Percent) | Coefficient of Dispersion (Percent) | Average Nominal Tax Rate | Average Effective (True) Tax Rate |
|-----------------------------|---------------------|---------------------------|------------------------|-------------------------------------|--------------------------|-----------------------------------|
| Counties (continued) | | | | | | |
| Orange | 1998 | 203 | 92.35 | 10.18 | 0.70 | 0.65 |
| Page | 1997 | 333 | 91.43 | 27.80 | 0.54 | 0.49 |
| Patrick | 1997 | 155 | 81.88 | 22.78 | 0.52 | 0.43 |
| Pittsylvania | 1998 | 500 | 89.56 | 17.92 | 0.48 | 0.43 |
| Powhatan | 1998 | 354 | 89.82 | 15.94 | 0.79 | 0.71 |
| Prince Edward | 1997 | 226 | 83.77 | 24.77 | 0.59 | 0.49 |
| Prince George | Annual | 227 | 89.56 | 10.78 | 0.90 | 0.81 |
| Prince William | Annual | 5141 | 92.98 | 7.06 | 1.36 | 1.26 |
| Pulaski | 1998 | 340 | 84.83 | 16.84 | 0.62 | 0.52 |
| Rappahannock | 1998 | 132 | 90.46 | 20.74 | 0.82 | 0.74 |
| Richmond | 1997 | 137 | 86.73 | 27.12 | 0.50 | 0.43 |
| Roanoke | Annual | 1511 | 90.75 | 7.41 | 1.13 | 1.03 |
| Rockbridge | 1996 | 263 | 79.33 | 20.19 | 0.63 | 0.50 |
| Rockingham | 1998 | 1070 | 90.95 | 14.00 | 0.68 | 0.62 |
| Russell | 1995 | 218 | 76.83 | 25.91 | 0.64 | 0.49 |
| Scott | 1998 | 186 | 82.30 | 27.33 | 0.60 | 0.49 |
| Shenandoah | 1996 | 639 | 93.75 | 24.03 | 0.61 | 0.57 |
| Smyth | 1998 | 300 | 84.74 | 23.60 | 0.75 | 0.64 |
| Southampton | 1996 | 171 | 86.88 | 22.12 | 0.61 | 0.53 |
| Spotsylvania | 1998 | 1466 | 91.06 | 8.63 | 1.02 | 0.93 |
| Stafford | 1998 | 1373 | 91.79 | 7.96 | 1.08 | 0.99 |
| Surry | 1999 | 74 | 92.35 | 17.51 | 0.68 | 0.63 |
| Sussex | 1994 | 125 | 85.45 | 41.91 | 0.60 | 0.51 |
| Tazewell | 1994 | 350 | 79.42 | 22.06 | 0.56 | 0.44 |
| Warren | 1997 | 668 | 89.62 | 14.72 | 0.73 | 0.66 |

* Localities with fiscal year re-assessments.

Table 3.2 (continued)

| Locality | Latest Reassessment | Number of Sales in Sample | Median Ratio (Percent) | Coefficient of Dispersion (Percent) | Average Nominal Tax Rate | Average Effective (True) Tax Rate |
|--|---------------------|---------------------------|------------------------|-------------------------------------|--------------------------|-----------------------------------|
| Counties (continued) | | | | | | |
| Washington | 1997 | 350 | 82.80 | 17.19 | 0.66 | 0.54 |
| Westmoreland | 1995 | 357 | 90.92 | 28.59 | 0.64 | 0.58 |
| Wise | 1997 | 249 | 86.00 | 24.06 | 0.52 | 0.45 |
| Wythe | 1997 | 250 | 81.17 | 19.08 | 0.65 | 0.53 |
| York | 1998 | 421 | 94.62 | 5.12 | 0.86 | 0.81 |
| Unweighted mean | | | | | 0.69 | 0.60 |
| Median | | | | | 0.65 | 0.55 |
| First quartile | | | | | 0.59 | 0.49 |
| Third quartile | | | | | 0.75 | 0.66 |
| Statewide (all cities and counties) | | | | | | |
| Weighted mean | | | | | 1.04 [†] | 0.92 [†] |
| Unweighted mean | | | | | 0.79 | 0.70 |
| Median | | | | | 0.71 | 0.63 |
| First quartile | | | | | 0.61 | 0.51 |
| Third quartile | | | | | 0.96 | 0.86 |
| * Localities with fiscal year re-assessments. | | | | | | |
| [†] 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 1999 Assessment/Sales Ratio Study</i> (Richmond, August 2001). Tables 1 and 3. | | | | | | |