APPLICATION FOR REAL ESTATE APPEAL

APPEAL DEADLINE: SEE MAILED ASSESSMENT CHANGE NOTICE

County of Pulaski
Office of the County Assessor

RETURN TO:
COMMISSIONER OF THE REVENUE
OFFICE OF THE COUNTY ASSESSOR
52 WEST MAIN STREET, SUITE 200
PULASKI, VIRGINIA  24301-5044

Phone: 540-980-7753    E-mail: assessor@pulaskicounty.org
Assessment Database: https://www.pulaskicounty.org/parcels

Tax Map Reference Number

Administrative Use Only

Initial
Asmnt Date:  
Clerk:  

Rcv Stamp

Legal Ownership (As of January 1)

Name of Legal Owner:

Agent's Name (If Applicable):

Mailing Address:  

Phone Number:  

E-mail Address:  

Real Estate Information

Property Street Address:

Property Location (City):  

Property ZIP Code:  

Current Assessment Values  

LAND:  

IMPROVEMENTS:  

TOTAL:  

Under Virginia state law, financial impact and/or the rate of value change are not sufficient grounds for appeal.  As required, Pulaski County's assessment is an estimate of Fair Market Value.  Appeals should be based on at least one of the three categories noted below.  Check one or more for your appeal basis:

☐ FAIR MARKET VALUE: The property is assessed greater than or less than its Fair Market Value as indicated by a review of comparable properties (complete additional information on reverse)

☐ LACK OF UNIFORMITY: The property assessment is out of line generally with similar properties (complete additional information reverse)

☐ ERRORS IN PROPERTY DESCRIPTION: The property assessment is based upon inaccurate information concerning this property such as land acreage, condition of property, building square footage, number of bedrooms, special features, etc.  (list accurate property characteristic details on the reverse side of this form)

Owner/Applicant Information

Based on the appeal information provided with this form, I believe the proper assessment of this property should be:

LAND:  

IMPROVEMENTS:  

TOTAL:  

I hereby certify that the facts and information contained herein and attached hereto are true, accurate, and correct to the best of my knowlege and belief.  I believe I have a justifiable concern and I will assist the County Assessor and the Commissioner of Revenue by providing any and all pertinent information that might have an impact on my assessment.  I further agree that site visit(s) may be required to evaluate information contained herein or currently on file.

Given under my hand this ______ day of _____________________, 20_____.

Signature of Applicant: ___________________________________________

Print Name of Applicant: __________________________________________

Signature of Owner: _____________________________________________

ALL APPLICATIONS MUST BE FILED BY THE OWNER OF RECORD OF THE SUBJECT PROPERTY.  PARTIES WHO HAVE ACTUALLY PAID TAXES ON THE SUBJECT PROPERTY MAY FILE AN APPLICATION AS LONG AS THE OWNER PROVIDES CONSENT BY SIGNING THIS FORM.

INCOME PRODUCING PROPERTIES: Include current rent roll and income and expense (I&E) statements for the past two years.

-Information on reverse required before submitting appeal-
Provide information below relating to properties with characteristics, assessments, or sales prices that support your assessment appeal. Please note: assessment values are based on comparable sales which occurred prior to January 1, 2021. Therefore, only sales of similar properties that occurred prior to January 1, 2021 can be considered with this appeal. New construction values are based on data prior to this date and may not reflect recent sale prices.

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Comparable Properties (attach additional pages to submit more comparables or other comments):

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Mail your completed and signed appeal, with all supporting documentation to the address provided on the front of this document. You may email your appeal to assessor@pulaskicounty.org. Please note the deadline provided on your assessment change notice: appeals must be received by 5:00 PM on the date indicated with your most recent change notice. You will receive a written response in the form of a second assessment change notice. This change notice will be highlighted with red and contain your previous assessed value as well as the affirmed or adjusted value based on this appeal.

You have a right to examine in our office the Property Record Cards; working papers used to derive the assessment of your property, if any; and any available information regarding the methodology employed in the calculation of your property's assessment [VA Code §58.1-3331, subject to restrictions of VA Code §58.1-3].