



Anthony Phillips, County Assessor
 52 West Main Street, Suite 200
 Pulaski, Virginia 24301
 Ph: (540) 980-7753 Fx: (540) 994-2450
www.pulaskicounty.org/COR

Tax Map Number: 095-001-0000-6789

Physical Address: 1234 COUNTY WAY
 District Code: 03
 District Name: Ingles
 District Supervisor: Laura W. Walters

Deed Instrument Number: 202009999

Legal Description

LARGE LOT - ALONG SR 693 - SNOWVILLE AREA

Acres: 7.8901

Survey Plat: 987-7

NAME LINE 1
NAME LINE 2
 ADDRESS LINE 1
 ADDRESS LINE 2
 CITY, ST ZIPCODE

PLEASE NOTIFY OFFICE OF MAILING ADDRESS CHANGES
 Date Printed: 27-JAN-2023 **Appeal Deadline: 27-FEB-2023**

**** NOTICE OF REAL ESTATE ASSESSMENT CHANGE - THIS IS NOT A TAX BILL ****

| Previous Assessed Value | |
|---|-------------------|
| Total FMV: | \$161,600 |
| This amount was allocated between land and improvements as follows: | |
| Land: | \$39,100 |
| Land Use: | \$24,400 |
| Improvements: | \$122,500 |
| District Rates per \$100 of Value: | |
| REAL ESTATE County | \$0.74 |
| Your Total Tax Rate: | \$0.74 |
| Tax Levy Information: | |
| REAL ESTATE County | \$1,087.06 |
| Annual Tax Amount: | \$1,087.06 |

Reason For Change: Land Use Added

| Current Assessed Value | |
|---|-------------------|
| Total FMV: | \$162,100 |
| This amount was allocated between land and improvements as follows: | |
| Land: | \$39,100 |
| Land Use: | \$24,400 |
| Improvements: | \$123,000 |
| District Rates per \$100 of Value: | |
| REAL ESTATE County | \$0.74 |
| Your Total Tax Rate: | \$0.74 |
| Tax Levy Information: | |
| REAL ESTATE County | \$1,090.76 |
| Annual Tax Amount: | \$1,090.76 |
| <i>Percent Change: 0.31%</i> | |

Reason For Change: New Construction*

This is a change in assessment notice as required by state law. Virginia Code §58.1-3330(c) requires this notice be transmitted to the owner of the real estate listed above. If the property has been sold, it is the responsibility of the addressee to forward this notice to the new owner at their last known address. Annual Tax Amount is calculated based on land use participation. Questions or concerns regarding this notice? Contact the Pulaski County Assessor via email at assessor@pulaskicounty.org or by phone at (540) 980-7753 after 3:00 PM. Appeal information can be found on the county website.

NO TAXES DUE AT THIS TIME - INVOICE TO BE MAILED AT LATER DATE

Real Estate Assessment Change Notice Information

- 1. General Information** - Per the Code of Virginia, all real property (land, building, and improvements) must be assessed at "fair market value" - the price that a seller is willing to accept and a buyer is willing to pay on the open market and in an arms-length transaction. This Change Notice reflects the current fair market value of your property. Every effort has been made to assess your property accurately and equitably. If you believe the new assessed value does not represent the current fair market value of your property, or the assessment is not uniform or consistent with similar properties in your area, you may appeal this assessment (See *Appeal Information*, below).
- 2. Supplement Invoice** - This Change Notice is not a tax bill. Depending on the date of the site visit, transfer date, or the completion date of the permit, a prorated supplement invoice may be issued at a later date to the current owner. This additional bill is for any changes made to the land or improvements for the current year and is generally due in February the year after. The supplement invoice is sent to the owner and not the mortgage company to avoid a recalculation and shortfall of the escrow account. The County Assessor's Office can inform you if a supplement invoice will be issued and provide an estimate of the tax levy; please contact the office with any questions.
- 3. Property Records** - Property owners have the right to view and make copies of assessment records maintained by the County Assessor used in arriving at the assessed value of the land and any improvements thereon, except those records containing information made confidential by VA State Code § 58.1-3 & 58.1-3294. The procedure for accessing these records can be found in VA Code § 58.1-3331 and 58.1-3332.
- 4. Appeal Information** - You may appeal this change in assessment by completing the Application for Real Estate Appeal, a copy of which is available from the Commissioner of Revenue, Office of the County Assessor and is also available online under the section *Forms and Applications*: <https://www.pulaskicounty.org/assessor.html>

The appeal form should be completed in its entirety with all property information included to verify and assure a correct assessment. If you have additional information, photographs, or a recent third-party appraisal, you may attach a copy of those documents to the appeal form. **Please note the deadline shown on your Change Notice: appeals must be received by 5:00 PM on the date indicated.** You will receive a written response in the form of a second assessment Change Notice. This subsequent Change Notice will be highlighted red and contain your previous assessed value as well as the affirmed or adjusted value based on your appeal.

- 5. Frequently Asked Questions** - Our office has put together a list of the most common questions asked about real estate, assessment changes, and surveys. Please visit the following page and look for the section *Real Estate Assessment FAQ*: <https://www.pulaskicounty.org/assessor.html>