

Clarke County Board of Supervisors



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County Administrator
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November 6, 2024

Dear Clarke County Property Owner,

As required by Virginia law, Clarke County has conducted a general reassessment of real estate in the county. To complete this work, the County hired Wampler-Eanes to visit each property and provide an updated value of property and improvements (houses, garages, etc.). Wampler-Eanes has performed numerous reassessments for localities in Virginia for the past couple decades. The last countywide reassessment occurred in 2019 and was effective January 1, 2020. Following this letter, you will find your new property assessment value and information on the appeals process. We encourage you to look over this information carefully.

The real estate values from this reassessment effort will become effective January 1, 2025. The real estate tax rate for calendar year 2025 will be set by the Board of Supervisors in April as part of the annual budget adoption process. Using the new assessment values, the County is required to determine and publish the adjusted tax rate, which will yield the same amount of revenue as the previous year (referenced as the revenue-neutral rate). This becomes the default rate for 2025 and any increases to this rate require an additional public hearing. Barring a dramatic decrease in other funding sources or an unanticipated need during the budget process, the Board intends to adopt the revenue-neutral rate in April.

Adopting the revenue-neutral rate is consistent with the Board's actions in previous reassessments. In 2020, the real estate rate dropped from 71 cents to 61.5 cents due to the reassessment. The revenue-neutral rate was also adopted for the 2016 reassessment. Outside of reassessment years, the Board has further dropped the real estate rate in 2017, 2021, and 2023 while continuing to make investments in education and public safety. The County also maintains a very low debt ratio by continuing to pay for capital projects using cash reserves.

We understand that many households continue to struggle with inflated everyday costs (groceries as one example). The Board is committed to keeping your taxes low while ensuring we are providing critical services needed in our community.