

# ANNUAL REASSESSMENT

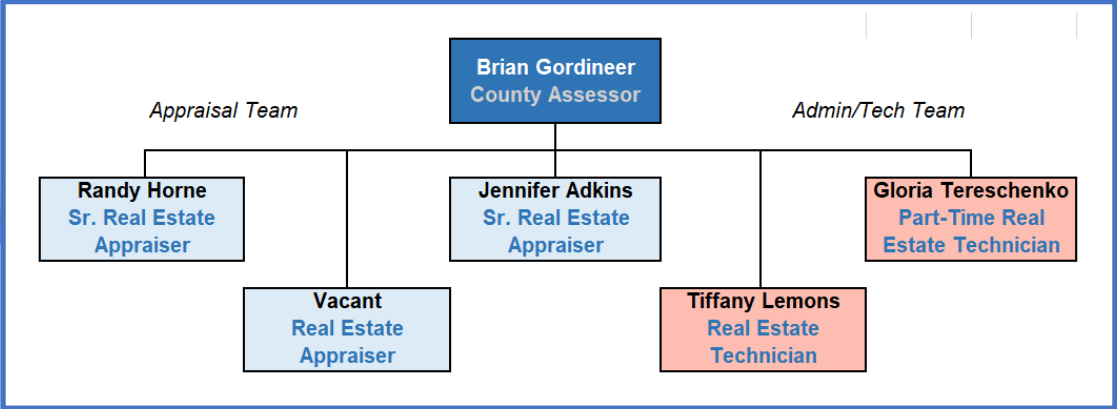
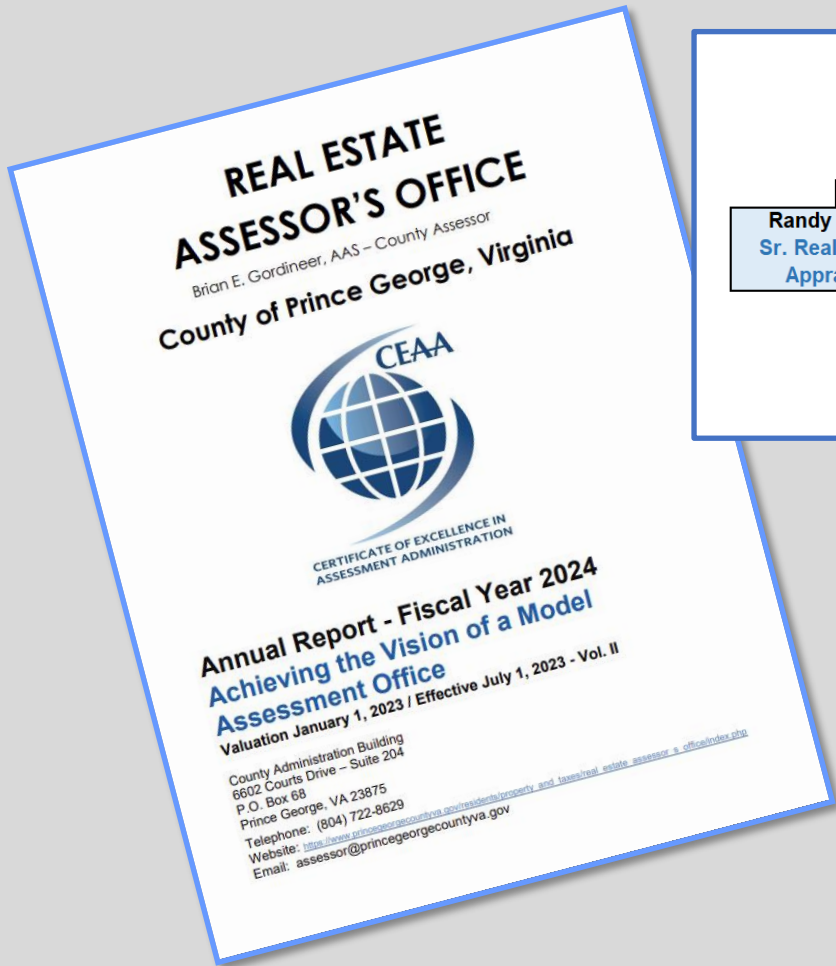
**Valuation as of January 1, 2024**

**January 23, 2024**



**REAL ESTATE ASSESSOR'S OFFICE**

Brian E. Gordineer, AAS – County Assessor



**MANATRON ProVal**

**CAMA System : Version 8.2.12**  
 Computer Assisted Mass Appraisal

Environment:

Connect To:

User Name:

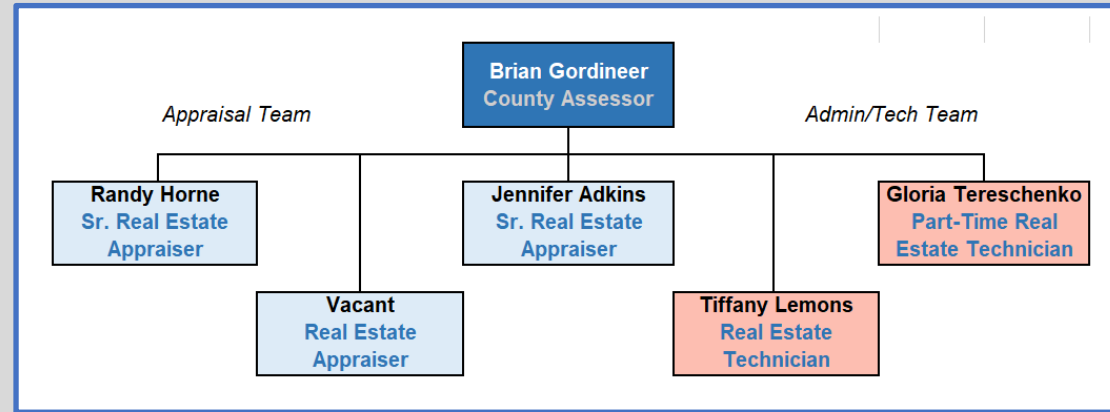
Password:

This product is protected by copyright laws. Any disclosure or distribution of this software without the written consent of Vision Government Solutions will be considered a violation of the Software License Agreement.

Build version: 8.2.12.36



**REAL ESTATE ASSESSOR'S OFFICE**  
 Brian E. Gordineer, AAS – County Assessor



**Seasoned Team**  
**Experience from 6 other Jurisdictions**  
**Two Professional Designations**

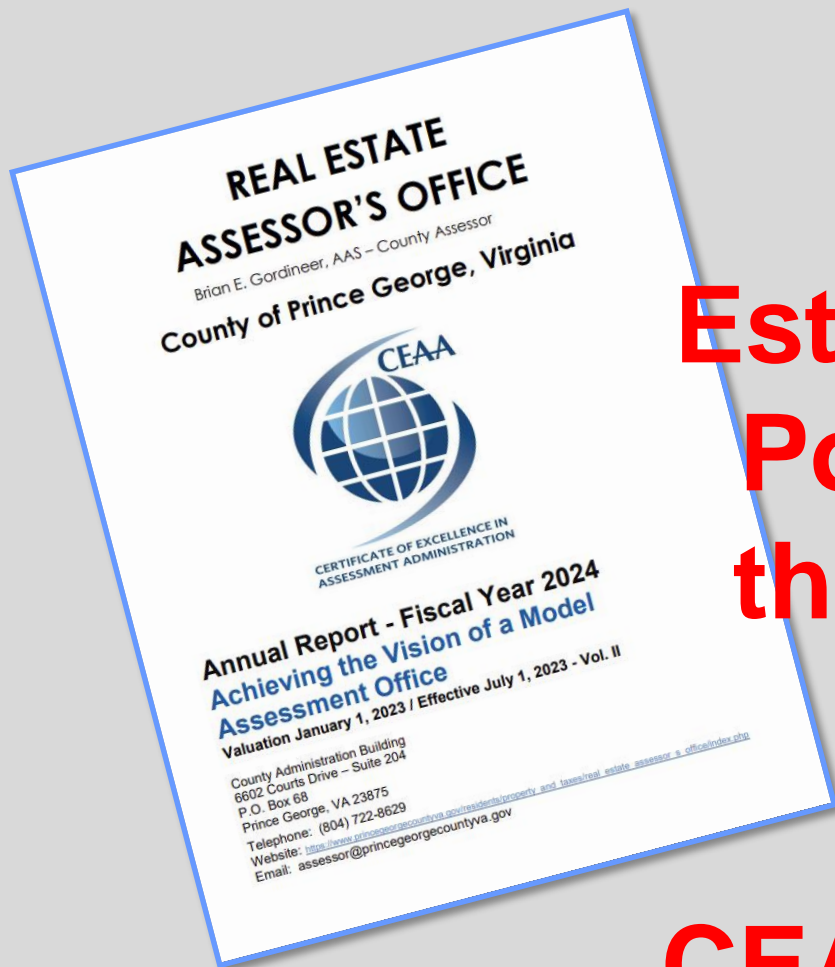


**REAL ESTATE ASSESSOR'S OFFICE**

Brian E. Gordineer, AAS – County Assessor

# Process Analysis

## Establishing and Documenting New Policies and Procedures Utilizing the Principles of High Performing Organizations



**CEAA – IAAO (1 of 63 in US/Canada)**



**REAL ESTATE ASSESSOR'S OFFICE**

Brian E. Gordineer, AAS – County Assessor

# Multi-Year Implementation of Vision Assessment Software

## Off-the-Shelf Product Needing Customization for Prince George



### REAL ESTATE ASSESSOR'S OFFICE

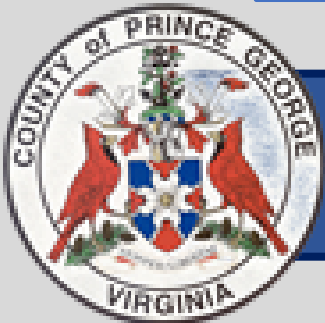
Brian E. Gordineer, AAS – County Assessor



**STRATEGIC PLAN:**

Implementation of a new CAMA system  
and development of customized add-on applications

	FY2024	FY2025	FY2026	FY2027	FY2028
<b>Vision &amp; Valuation</b>	Marshall & Swift Installed	Land - Acreage Parcels	Land - Subdivision Parcels	Bldg - Acreage Parcels	Bldg - Exempt
	Discontinue Ownership Updates	Land - Non- Subdivision Parcels	Bldg - Subdivision Parcels	Bldg - Non- Subdivision Parcels	
	Land Use Parcels	Land Book Export	Land - Commercial	Bldg - Commercial	
<b>Add-On Applications</b>	Appeal Database	Land Use Database	GIS Export		
	Sales Verification Database	Ratio Reports			
<b>Administration</b>	New Reassessment Notices	Assessment Nbhd Consolidation	Assessment Nbhd Consolidation		
	New Supplement Notices	Subdivision Identification	Subdivision Identification		
	Paperless Income & Expense Survey	Land Use Reval Forms with Acreage			
	Paperless Appeal Period	Paperless Land Use Revalidation			



## REAL ESTATE ASSESSOR'S OFFICE

Brian E. Gordineer, AAS – County Assessor

**STRATEGIC PLAN:**

Implementation of a new CAMA system  
and development of customized add-on applications

	FY2024	FY2025	FY2026	FY2027	FY2028
<b>Vision &amp; Valuation</b>	Marshall & Swift Installed	Land - Acreage Parcels	Land - Subdivision Parcels	Bldg - Acreage Parcels	Bldg - Exempt
	Discontinue Ownership Updates	Land - Non- Subdivision Parcels	Bldg - Subdivision Parcels	Bldg - Non- Subdivision Parcels	
	Land Use Parcels	Land Book Export	Land - Commercial	Bldg - Commercial	
<b>Add-On Applications</b>	Appeal Database	Land Use Database	GIS Export		
	Sales Verification Database	Ratio Reports			
<b>Administration</b>	New Reassessment Notices	Assessment Nbhd Consolidation	Assessment Nbhd Consolidation		
	New Supplement Notices	Subdivision Identification	Subdivision Identification		
	Paperless Income & Expense Survey	Land Use Reval Forms with Acreage			
	Paperless Appeal Period	Paperless Land Use Revalidation			



## REAL ESTATE ASSESSOR'S OFFICE

Brian E. Gordineer, AAS – County Assessor



**STRATEGIC PLAN:**

Implementation of a new CAMA system  
and development of customized add-on applications

	FY2024	FY2025	FY2026	FY2027	FY2028
<b>Vision &amp; Valuation</b>	Marshall & Swift Installed	Land - Acreage Parcels	Land - Subdivision Parcels	Bldg - Acreage Parcels	Bldg - Exempt
	Discontinue Ownership Updates	Land - Non- Subdivision Parcels	Bldg - Subdivision Parcels	Bldg - Non- Subdivision Parcels	
	Land Use Parcels	Land Book Export	Land - Commercial	Bldg - Commercial	
<b>Add-On Applications</b>	Appeal Database	Land Use Database	GIS Export		
	Sales Verification Database	Ratio Reports			
<b>Administration</b>	New Reassessment Notices	Assessment Nbhd Consolidation	Assessment Nbhd Consolidation		
	New Supplement Notices	Subdivision Identification	Subdivision Identification		
	Paperless Income & Expense Survey	Land Use Reval Forms with Acreage			
	Paperless Appeal Period	Paperless Land Use Revalidation			



## REAL ESTATE ASSESSOR'S OFFICE

Brian E. Gordineer, AAS – County Assessor



# ASSESSMENT CALENDAR

Jan. 1

Reassessment Complete

Jan. 28

Assessment Notices Mailed

Mar. 1

Office Appeal Deadline

Apr. 1

Board of Equalization Deadline

May – June

Board of Equalization Hearings

Jun. 30

Final Changes for Land Book

Aug.

Land Book Created



**REAL ESTATE ASSESSOR'S OFFICE**

Brian E. Gordineer, AAS – County Assessor

# Current Real Estate Market



## Housing Market Conditions

- According to the Federal Housing Finance Agency, home values in Virginia appreciated 6.1 percent from the second quarter of 2022 to the second quarter of 2023.

**VA + 6.1%**

**Richmond Federal Reserve**

**US + 4.9%**

## U.S. Home Prices Hit an All-Time High in October, Case-Shiller Says

Home prices in the 20 major U.S. metro markets were up 4.9% in the last 12 months ending in October.

**Market Watch – [realtor.com](https://www.realtor.com)**



## REAL ESTATE ASSESSOR'S OFFICE

Brian E. Gordineer, AAS – County Assessor

# The PG Real Estate Market 2019 – 2024

Quantity  
of Transfers  
**+ 29%**

Quantity  
of Valid  
Sales **+ 18%**

Average  
Residential  
Value **+ 73%**

Jan. 1, 2024

1208

406

\$310,632

Jan. 1, 2019

934

343

\$179,650



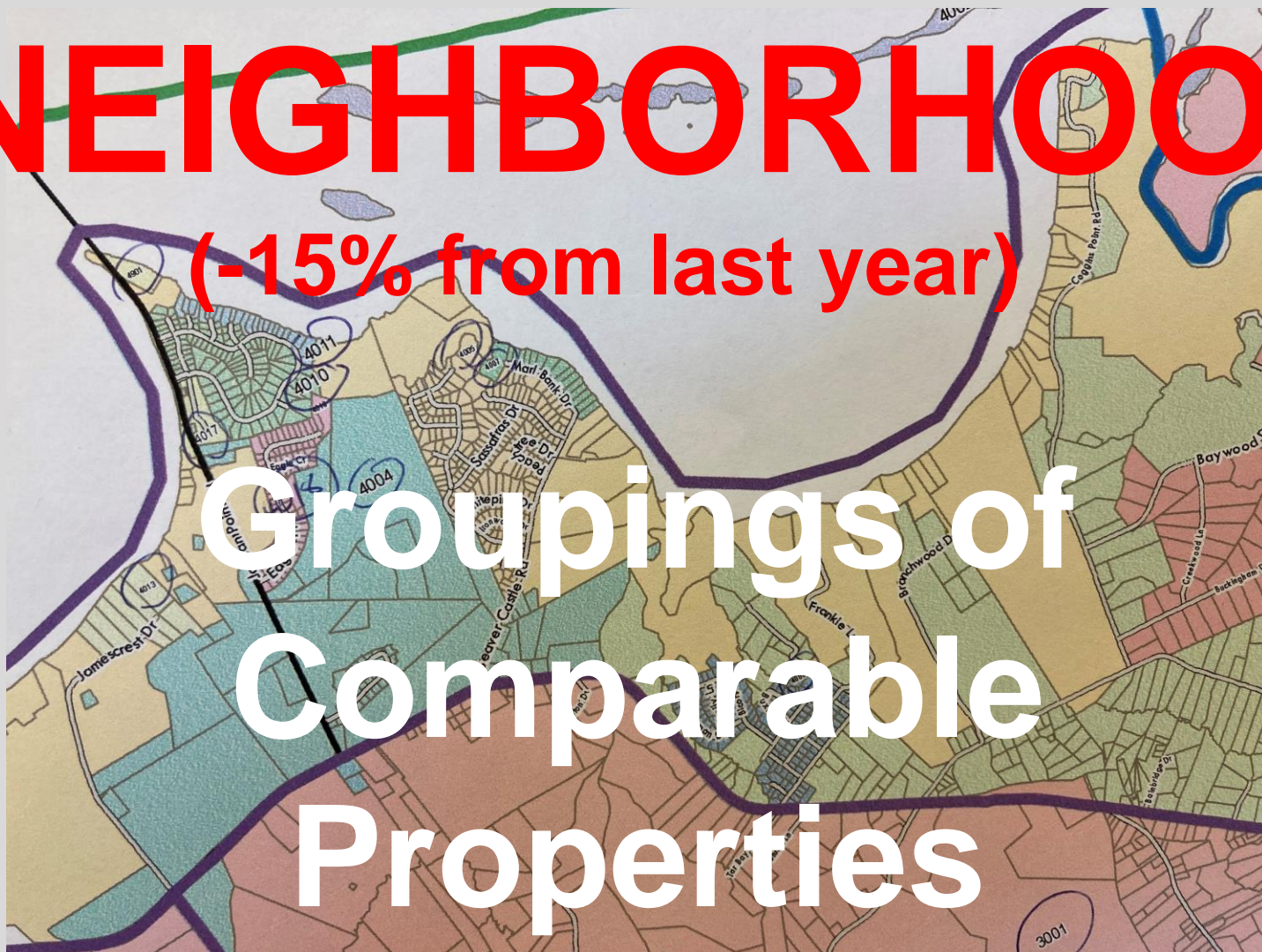
**REAL ESTATE ASSESSOR'S OFFICE**

Brian E. Gordineer, AAS – County Assessor

# 76 NEIGHBORHOODS

(-15% from last year)

## Groupings of Comparable Properties



REAL ESTATE ASSESSOR'S OFFICE

Brian E. Gordineer, AAS – County Assessor

# NEIGHBORHOODS

## Residential

Non-Subdivision Parcels

Stratford Woods

Birchett Estate

Eagle Preserve

## Agricultural

Large Acreage Parcels

## Commercial

General Commercial

Hotels

Shopping Centers

Industrial

## Multi-Family

Apartments



**REAL ESTATE ASSESSOR'S OFFICE**

Brian E. Gordineer, AAS – County Assessor

# SALES ANALYSIS

## JANUARY 1 – DECEMBER 31, 2023

### Market Value Transactions - 406

$$\frac{\text{Assessment}}{\text{Sale Price}} = \text{Ratio} \qquad \frac{\$200,000}{\$217,400} = 92\%$$

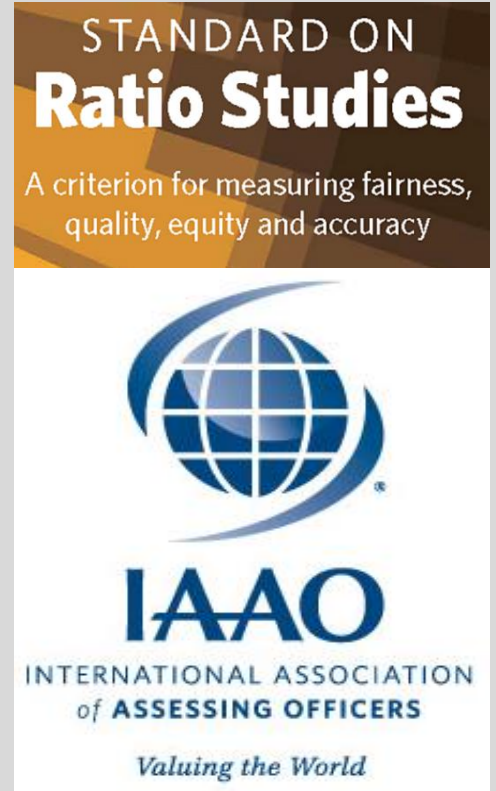


REAL ESTATE ASSESSOR'S OFFICE

Brian E. Gordineer, AAS – County Assessor

# Level of Appraisal...

While the theoretically **desired level of appraisal is 1.00**, an appraisal level between 0.90 and 1.10 is considered acceptable for any class of property.



**REAL ESTATE ASSESSOR'S OFFICE**

Brian E. Gordineer, AAS – County Assessor



# NEIGHBORHOOD ANALYSIS

1702 Prince George Rd.	86%	
1825 Upper Brandon Dr.	87%	
<b>1618 Flowerdew Ln.</b>	<b>90%</b>	<b>+10%</b>
1704 Prince George Rd.	91%	
1630 Flowerdew Ln.	93%	



**REAL ESTATE ASSESSOR'S OFFICE**

Brian E. Gordineer, AAS – County Assessor

86.74%	100.14%	82.44%	93.43%	73.54%	89.62%	71.34%	95.73%	78.75%	97.76%	84.56%	91.70%	103.56%	111.00%	177.14%
86.98%	100.67%	82.53%	93.44%	73.74%	89.68%	16.89%	95.76%	79.10%	98.03%	84.68%	91.75%	103.63%	111.34%	110.17%
87.00%	100.74%	82.67%	93.55%	73.94%	89.69%	17.73%	95.89%	79.16%	98.04%	84.78%	91.79%	103.91%	112.80%	93.35%
87.07%	100.76%	82.86%	93.70%	74.25%	89.78%	21.46%	95.91%	79.40%	98.11%	84.82%	91.81%	104.00%	113.96%	86.72%
87.16%	101.20%	82.90%	93.74%	74.34%	89.85%	28.11%	96.04%	79.41%	98.19%	84.89%	91.90%	104.18%	115.47%	100.06%
87.45%	101.20%	83.11%	93.74%	74.59%	89.89%	42.58%	96.09%	79.52%	98.28%	84.94%	91.90%	104.20%	116.64%	82.43%
87.46%	101.27%	83.11%	93.74%	74.62%	89.93%	43.00%	96.12%	79.51%	98.31%	84.94%	91.66%	104.27%	117.80%	97.74%
87.52%	101.33%	83.31%	93.81%	74.71%	89.96%	43.38%	96.12%	79.61%	98.33%	84.99%	92.00%	104.39%	117.82%	73.45%
87.54%	101.36%	83.36%	93.89%	75.06%	90.07%	44.57%	96.37%	79.77%	98.53%	84.99%	92.01%	104.48%	118.08%	91.68%
87.57%	101.40%	83.38%	94.09%	75.08%	90.14%	56.42%	96.39%	79.78%	98.54%	85.03%	92.07%	104.69%	118.16%	78.59%
87.63%	101.62%	83.39%	94.12%	75.15%	90.28%	57.48%	96.43%	79.82%	98.58%	85.03%	92.07%	104.83%	120.39%	95.70%
87.63%	101.72%	83.40%	94.11%	75.30%	90.44%	60.80%	96.64%	80.00%	98.70%	85.07%	92.11%	104.86%	120.71%	84.48%
87.73%	101.79%	83.41%	94.21%	75.31%	90.48%	63.16%	96.68%	80.55%	98.72%	85.21%	92.18%	105.00%	121.10%	103.42%
87.83%	101.91%	83.45%	94.32%	75.56%	90.48%	63.82%	96.71%	80.67%	98.76%	85.25%	92.19%	105.40%	121.40%	89.59%
87.91%	101.85%	83.52%	94.50%	75.68%	90.53%	65.21%	96.73%	80.94%	98.76%	85.29%	92.32%	105.42%	123.70%	89.53%
88.32%	101.90%	83.55%	94.55%	75.95%	90.56%	65.44%	96.83%	80.97%	98.76%	85.57%	92.32%	105.57%	123.70%	103.41%
88.38%	102.06%	83.83%	94.76%	76.16%	90.61%	66.03%	96.88%	81.05%	98.76%	85.57%	92.32%	105.57%	123.70%	84.45%
88.46%	102.10%	83.83%	94.81%	76.29%	90.79%	66.57%	96.88%	81.09%	99.02%	85.57%	92.32%	105.57%	123.70%	95.60%
88.73%	102.13%	83.85%	94.82%	76.65%	91.00%	68.43%	96.89%	81.12%	99.13%	85.57%	92.32%	105.57%	123.70%	78.37%
88.90%	102.21%	83.85%	94.85%	76.94%	91.01%	68.58%	96.91%	81.30%	99.23%	85.57%	92.32%	106.78%	135.00%	91.67%
89.04%	102.27%	83.87%	94.89%	77.00%	91.16%	68.69%	96.93%	81.51%	99.43%	85.57%	92.72%	107.00%	137.00%	72.68%
89.06%	102.29%	83.94%	95.00%	77.08%	91.26%	69.37%	97.04%	81.53%	99.68%	85.57%	92.76%	107.00%	137.00%	52.2%
89.15%	102.49%	84.03%	95.12%	77.14%	91.30%	69.44%	97.09%	81.60%	99.73%	85.57%	92.77%	107.00%	137.00%	12%
89.15%	102.68%	84.10%	95.18%	77.32%	91.30%	69.56%	97.11%	81.60%	99.73%	85.57%	92.95%	107.00%	137.00%	02%
89.24%	102.89%	84.29%	95.26%	77.66%	91.33%	70.20%	97.13%	81.78%	99.73%	85.57%	92.98%	107.00%	137.00%	69%
89.24%	102.91%	84.34%	95.39%	77.73%	91.38%	70.81%	97.19%	81.81%	99.93%	86.37%	93.05%	108.21%	157.91%	93.32%
89.29%	102.91%	84.37%	95.44%	77.77%	91.53%	71.33%	97.26%	81.85%	99.96%	86.43%	93.26%	108.38%	164.17%	109.51%
89.45%	103.37%	84.38%	95.48%	78.13%	91.63%	11.57%	97.35%	81.90%	99.99%	86.67%	93.27%	108.39%	173.21%	175.79%

406 Market Value Transactions

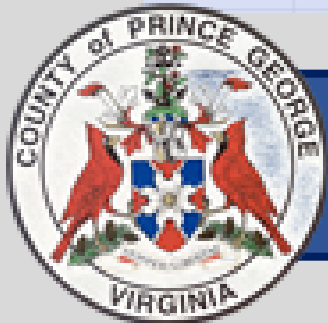
14,106 Parcels

30%



REAL ESTATE ASSESSOR'S OFFICE  
 Brian E. Gordineer, AAS – County Assessor

1500A000620	HERITAGE RD.	TURNER SHAWN & JARA	10/18/2022	\$	190,400.00	44.183	\$	4,309	R-A				
1500A000010	JAMES RIVER DR	TURNER SHAWN & JARA	09/01/2023	\$	31,200.00	11.2	\$	4,309	R-A				
440030000A0	UNKNOWN	INGRAM JOSHUA	08/19/2021	BS	\$	129,000.00	43	\$	3,000	R-A	500V	7001	TR 46L 406; CERNY BURROW; ACRES:43;
5800A00013B	UNKNOWN	ELMER GRIFFIN	05/02/2022	BS	\$	90,000.00	31.0	\$	2,900	R-A	500V	7100	HUNTER HILL SUBDIVISION, LOT 2; 38.07
50006000050	UNKNOWN	HARVEY NELSON S	02/02/2022	BS	\$	160,000.00	33	\$	4,848	R-A	500V	07100	FRANK J HARVELL; ACRES:33;
3400A000200	8115 BULL HILL RD	MARTI JIMMY	09/21/2021	BS	\$	160,000.00	32.665	\$	4,898	R-A	500V	8201	PT W M P BOUSIEU EST; ACRES:32.665;
3600A00010A	UNKNOWN	INSLEY GREGORY	06/09/2022	BS	\$	65,000.00	15.8	\$	2,000	R-A	500V	05100	DEAR CREEK SWAMP; ACRES:32;
54013030010	13875 MARL VALEY LN	OWEN ANDREW	03/25/2022	BS	\$	155,000.00	31.684	\$	4,892	R-A	500V	05100	DISPUTANTA STATION SEC 3 LOT 1; 31.684
3700A00000000	LAWEYERS RD	RIDDLE CHRISTOPHER & A	09/01/2022	BS	\$	115,000.00	30.1	\$	3,821	R-A			NW of Lawyers & Centennial
0500A00013C	11255 BEAVER	KINSON DAVID	05/01/2022	BS	\$	70,000.00	22.2	\$	2,000	R-1			
5800A00013A	UNKNOWN	HAYDT HUNTER C	04/30/2021	BS	\$	110,000.00	27.22	\$	3,983	R-A	500V	7100	HUNTER HILL SUBDIVISION; LOT 1; 27.62
52010000080	UNKNOWN	ENTER BRUCE L	05/01/2021	BS	\$	150,000.00	26.101	\$	2,729	R-A	500V	7100	LT:8 BK: SEC.; SUB:PECAN ACRES; ACRES:26.101;
5800A00013C	UNKNOWN	HALL SR JOHN M	12/28/2021	BS	\$	110,000.00	25.46	\$	4,321	R-A	500V	7100	
3600A00068A	UNKNOWN	VANCE ROBERT A	02/16/2021	BS	\$	125,000.00	25.068	\$	4,986	A-1	500V	5100	CAMDEN YARDS LOT 1
5500A00022D	WEBB RD	PRINCE DAVID	06/07/2022		\$	70,000.00	25	\$	2,800	R-A			near Sussex Line
3400A00000000	CHIPPOKES	KIRKIN SUELLA	02/08/2022	BS	\$	80,000.00	24.885	\$	3,215	R-A	500V	07001	PT DELORIS LEWIS PR; ACRES:24.885;
2900A000740	CHIPPOKES	WALKER KEVIN P	07/07/2022	BS	\$	129,900.00	24.13	\$	5,383	A-1	500V	04100	LOWER BRANDON; ACRES:19.292;
5800A000130	1601 LANSING	ALLEN GREGORY	01/01/2022	BS	\$	100,000.00	21.85	\$	4,577	R-A	500V	07100	HUNTER HILLS SUBDIVISION; 21.85 ACRES



# REAL ESTATE ASSESSOR'S OFFICE

**Brian E. Gordineer, AAS – County Assessor**



## REAL ESTATE ASSESSOR'S OFFICE

Brian E. Gordineer, AAS – County Assessor



# Preliminary Land Book

Parcel Count		Dollar Change	FY2025 - 7/1/24 Assessments	Percent Total
<b>MARKET VALUE CLASSES</b>				
12,138	Residential	6.90%	\$3,226,423,100	44.53%
77	Multi-Family Residential	-10.95%	\$137,543,300	1.90%
567	Commercial/Industrial	-4.37%	\$613,902,200	8.47%
778	Agricultural (20-99.99 acres)	6.13%	\$232,537,400	3.21%
284	Agricultural (+99.99 acres)	36.80%	\$251,074,800	3.47%
262	Exempt	-2.57%	\$2,783,934,500	38.42%
<b>14,106</b>	<b>Total Market Value</b>	<b>2.41%</b>	<b>\$7,245,415,300</b>	<b>100.00%</b>
30	SCC	NA		
<b>TAXABLE VALUE</b>				
14,106	Market Value Classes	2.41%	\$7,245,415,300	100.00%
262	LESS Exempt	-2.57%	\$2,783,934,500	38.42%
1,326	LESS Deferrals	45.84%	\$297,023,200	4.10%
<b>12,518</b>	<b>Total Taxable Value</b>	<b>3.76%</b>	<b>\$4,164,457,600</b>	<b>57.48%</b>

Market Value

Taxable Value



**REAL ESTATE ASSESSOR'S OFFICE**

Brian E. Gordineer, AAS – County Assessor



PRINCE GEORGE COUNTY  
Real Estate Assessor's Office  
6602 Courts Drive, Suite 204  
P.O. Box 68  
Prince George, VA 23875-0068  
assessor@princegeorgecountyva.gov  
(804) 722-8629

Brian E. Gordineer, AAS, County Assessor  
Office Hours: 8:30 am - 5:00 pm  
Appointments Recommended  
**REAL ESTATE  
ASSESSMENT NOTICE  
THIS IS NOT A BILL**  
PID: 268

MCQUHAE PATRICK & VIRGINIA  
11025 WHITEPINE DR  
NORTH PRINCE GEORGE, VA 23860

PARCEL: 05A04080010  
NEIGHBORHOOD: 10190  
USE CODE: 100  
In accordance with the Code of Virginia Section 58.1-3330, you are hereby notified of the assessment for the above referenced parcel for FY2025 (July 1, 2024 - June 30, 2025) which will be effective for calculating real estate tax payments that will be due December 5, 2024 and June 5, 2025. Assessments, tax rates and levies for the immediate prior two years are also shown.

Tax Year	FY2023	FY2024	FY2025
Valuation Date	1/1/2022	1/1/2023	1/1/2024
Land Book Use Value	7/1/22-6/30/23	7/1/23-6/30/24	7/1/24-6/30/25
Land Book Use Value	\$0	\$0	\$0
Land-Land Use Value	\$47,400	\$48,300	\$60,000
Land-Fair Market Value	\$190,800	\$194,600	\$194,600
Building Value	\$238,200	\$242,900	\$254,600
Total Fair Market Value	\$0	\$0	\$0
Tax Rate*	\$2	\$2	\$2
Tax/Levy**	\$1,953.24	\$1,991.78	\$2,087.72
% Change from Prior Year	NA	1.97%	4.82%

\*The real estate tax rate for FY2025 has not yet been set, therefore the FY2025 tax/levy\*\* is hypothetical. A public hearing on the real estate tax rate will take place April 23, 2024 at 6:00 pm, in the Board of Supervisor's Meeting Room on the 3rd Floor of the Prince George Administration Building located at 6602 Courts Drive, Prince George, Virginia.

**YOUR RIGHT TO APPEAL**  
If you feel your property is not assessed at 100% fair market value, is not assessed uniformly with similar real estate, or if there is an error in the property records, please direct your questions or appeals to the Real Estate Assessor's Office at (804) 722-8629. Property record information, appeal forms, land use information and information about the assessment and appeal processes can be found on the Real Estate Assessor's Office webpages at [www.princegeorgecountyva.gov](http://www.princegeorgecountyva.gov). This information can also be sent to you at your request. Property owners may also request to examine appraisal cards, working papers and other information regarding the methodology employed in calculating the assessed value.

**APPEAL DEADLINE TO THE REAL ESTATE ASSESSOR'S OFFICE: March 1, 2024**

**APPEAL DEADLINE TO THE BOARD OF EQUALIZATION: April 1, 2024**

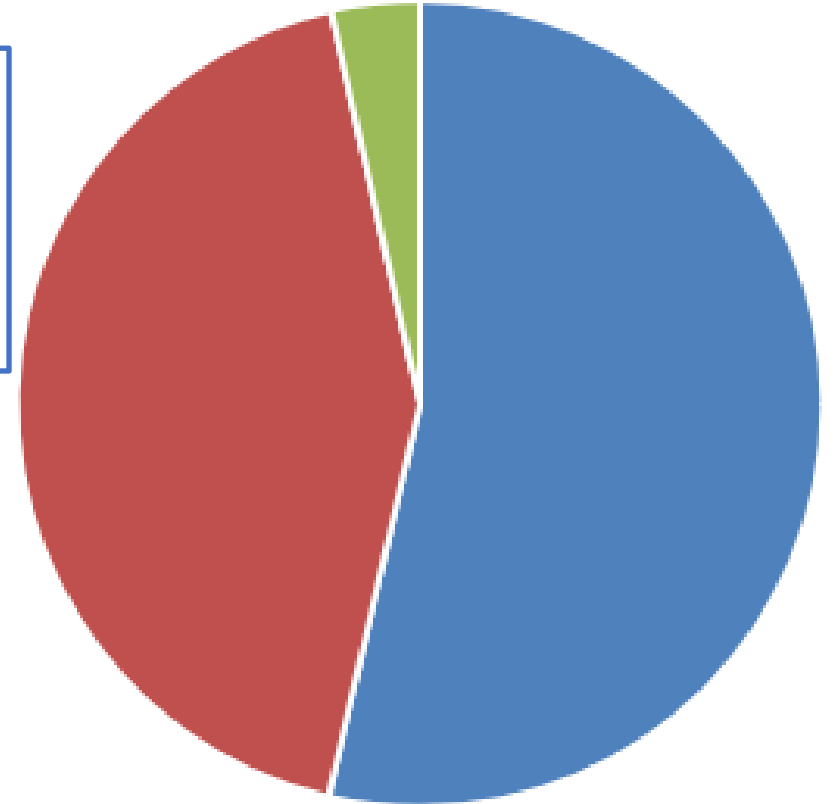
**BOARD OF EQUALIZATION APPLICATIONS WILL BE DISPOSED BY: June 30, 2024**

**IMPORTANT INFORMATION REGARDING THIS ASSESSMENT IS ON THE REVERSE SIDE**

## Parcels

No Change	7,567	54%
Increase	6,040	43%
Decrease	499	3%

**Median  
Value  
Change  
7%**



## REAL ESTATE ASSESSOR'S OFFICE

Brian E. Gordineer, AAS – County Assessor

# Questions and Concerns



DEPARTMENTS   PUBLIC SAFETY   RESIDENTS   BUSINESS   VISITORS   I WANT TO

Assessments

Assessment Calendar

Appeals

Special Tax Programs – Exemptions & Land Use

Frequently Asked Questions

Land Books, Reports, Minutes and Presentations

Applications & Forms

## ASSESSMENTS

### ANNUAL REASSESSMENT PROGRAM

The process of annually reviewing assessment valuations as of January 1 is referred to as General Reassessment. Annual assessments are made by utilizing accepted professional real estate mass appraisal methods, techniques and standards.

Mass appraisal is defined by the [International Association of Assessing Officers](#) (IAAO) as “the process of valuing a group of properties as of a given date, using standard methods, employing common data, and allowing for statistical testing.” All real estate assessments are reviewed every year, although not all assessments are necessarily changed. Real estate appraisers will consider the sales comparison, income and cost approaches, although certain approaches may be determined to be more relevant to a particular property type.

Real estate assessments may increase, remain unchanged or decrease: Changes in assessments will result from changes in the real estate market, changes to the property (new construction, additions, demolition, rezoning) or corrections in property information. Assessment notices are mailed on January 28. Requirements for notification are set forth in the [Code of Virginia § 58.1-3330](#). The assessment notice includes the new assessment and the two prior assessments, as well as information regarding the appeal process (Office Appeal and Board of Review).

**WANT TO BE WHEN THIS PA UPDATED?**

Sign Up Now →

CALENDAR

January 09, 2023  
**Prince George County School Board Meeting**

January 10, 2023  
**Board of Supervisors Meeting**

January 12, 2023  
**Local Emergency Planning Committee (LEPC) Meeting**




## REAL ESTATE ASSESSOR'S OFFICE

Brian E. Gordineer, AAS – County Assessor



# Office Review March 1

 Real Estate Assessor's Office – Prince George County, Virginia  
P.O. Box 68, Prince George, VA 23875  
(804) 722-8629

Parcel \_\_\_\_\_

## Office Review Appeal Application

This form must be completed and filed with the necessary attachments to the Real Estate Assessor's Office by **March 1** or within 60 days of the change of assessment notice date, whichever is later. Mail to P.O. Box 68, Prince George, VA 23875 or email to [tlemons@princegeorgecountyva.gov](mailto:tlemons@princegeorgecountyva.gov). Applications must include all attachments at the time of submission. Additional materials may not be added without resubmission of the entire application. A separate application must be filed for each separately assessed parcel.

An application will be considered complete when...

- > All "Property and Ownership Information – Recorded Ownership" is filled out including proposed assessed value
- > Supporting evidence is provided for A, B or C under the "Basis of Review"
- > The form is signed by an owner or authorized agent (Anyone other than the recorded property owner must file an Agent Authorization Application form)
- > All information for the appropriate property type is provided as specified below.

RESIDENTIAL PROPERTY CHECKLIST	COMMERCIAL PROPERTY CHECKLIST
Application form complete	Application form complete
If not owner – Agent Authorization Form	If not owner – Agent Authorization Application
Copy of any appraisal with a valuation date after Jan. 1, 2022	Copy of any appraisal with an effective valuation date after January 1, 2022
Copy of any listing of the subject property after Jan. 1, 2022	Copy of any real estate listing of the subject property after January 1, 2022
	2019 Audited or Certified Income and Expenses Statements *
	2020 Audited or Certified Income and Expenses Statements *
	2021 Audited or Certified Income and Expenses Statements
	Rent Roll as of December 31, 2021 *

\* Reported income data is kept confidential in accordance with the Virginia Code 58.1-3294.

Restaurants and convenience stores are requested to submit gross sales for 2019, 2020 and 2021 \*

**PROPERTY AND OWNER INFORMATION – RECORDED OWNERSHIP**

Subject Property Address: \_\_\_\_\_

Current Assessment: Land \_\_\_\_\_ Improvement \_\_\_\_\_ Total \_\_\_\_\_

Requested Assessment: Land \_\_\_\_\_ Improvement \_\_\_\_\_ Total \_\_\_\_\_

Owner Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State & Zip: \_\_\_\_\_

Telephone Number(s) & E-mail: \_\_\_\_\_

I hereby request a review of the subject property. This review may result in any of the following actions; a decrease in assessed value, no change in assessed value, or an increase in assessed value.

[prince\\_george\\_office\\_review\\_form](#) Revised 12/6/2022 Page 1 of 2

# Board of Equalization April 1

 Real Estate Assessor's Office – Prince George County, Virginia  
P.O. Box 68, Prince George, VA 23875  
(804) 722-8629

Parcel \_\_\_\_\_

## Board of Equalization Appeal Application

This form must be completed and filed with the necessary attachments to the Real Estate Assessor's Office by **April 1** or within 60 days of the change of assessment notice date, whichever is later. Mail to P.O. Box 68, Prince George, VA 23875 or email to [tlemons@princegeorgecountyva.gov](mailto:tlemons@princegeorgecountyva.gov). Applications must include all attachments at the time of submission. Additional materials may not be added without resubmission of the entire application. A separate application must be filed for each separately assessed parcel.

An application will be considered complete when...

- > All "Property and Ownership Information – Recorded Ownership" is filled out including proposed assessed value
- > Supporting evidence is provided for A, B or C under the "Basis of Review"
- > The form is signed by an owner or authorized agent (Anyone other than the recorded property owner must file an Agent Authorization Application form)
- > All information for the appropriate property type is provided as specified below.

RESIDENTIAL PROPERTY CHECKLIST	COMMERCIAL PROPERTY CHECKLIST
Application form complete	Application form complete
If not owner – Agent Authorization Form	If not owner – Agent Authorization Application
Copy of any appraisal with a valuation date after Jan. 1, 2022	Copy of any appraisal with an effective valuation date after January 1, 2022
Copy of any listing of the subject property after Jan. 1, 2022	Copy of any real estate listing of the subject property after January 1, 2022
	2019 Audited or Certified Income and Expenses Statements *
	2020 Audited or Certified Income and Expenses Statements *
	2021 Audited or Certified Income and Expenses Statements *
	Rent Roll as of December 31, 2021 *

\* Reported income data is kept confidential in accordance with the Virginia Code 58.1-3294.

Restaurants and convenience stores are requested to submit gross sales for 2019, 2020 and 2021 \*

**PROPERTY AND OWNER INFORMATION – RECORDED OWNERSHIP**

Subject Property Address: \_\_\_\_\_

Current Assessment: Land \_\_\_\_\_ Improvement \_\_\_\_\_ Total \_\_\_\_\_

Requested Assessment: Land \_\_\_\_\_ Improvement \_\_\_\_\_ Total \_\_\_\_\_

Owner Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State & Zip: \_\_\_\_\_

Telephone Number(s) & E-mail: \_\_\_\_\_

I hereby request a review of the subject property. This review may result in any of the following actions; a decrease in assessed value, no change in assessed value, or an increase in assessed value.

[prince\\_george\\_board\\_of\\_equalization\\_review\\_form](#) Revised 12/6/2022 Page 1 of 2



**REAL ESTATE ASSESSOR'S OFFICE**  
Brian E. Gordineer, AAS – County Assessor

# Real Estate Assessor's Office

[https://www.princegeorgecountyva.gov/residents/property\\_and\\_taxes/real\\_estate\\_assessors\\_office/index.php](https://www.princegeorgecountyva.gov/residents/property_and_taxes/real_estate_assessors_office/index.php)

**6602 Courts Dr. – Suite 204**  
**Prince George, VA 23875**  
**(804) 722-8639**

**Monday – Friday**  
**8:30 am – 5:00 pm**

**Appointments**  
**Recommended**



**REAL ESTATE ASSESSOR'S OFFICE**

Brian E. Gordineer, AAS – County Assessor