

ASSESSMENT PROCESS

The legislation enabling and requiring the City to annually assess real property for local taxation is found in the Virginia Constitution, Code of Virginia, the Charter of the City of Alexandria, and Alexandria City Code. The Real Estate Division of the Department of Finance annually assesses all parcels of real estate in the City at 100% of fair market value, effective January 1 of each year.

The Real Estate Division uses mass appraisal methods to estimate the fair market value of real property. Mass appraisals replicate the market for one or more land uses across a wide geographic area. The CY 2026 real property assessments are the result of measuring market indicators from arm's length transactions, property income and expense information, comparable sales data, and relevant construction cost data. Staff also employ numerous data services and our Computer Assisted Mass Appraisal system to produce equitable values for all properties in the City.

For CY 2026, 46,195 local taxable properties and 1,127 tax exempt properties were assessed. Assessment notices will be mailed to property owners beginning February 25, 2026.

The 2026 assessment notices will also include instructions to request a review of assessment with the Real Estate Division by March 16, and information about filing an appeal of the assessment with the independent Board of Equalization and Assessment Review by June 2. The Board of Equalization and Assessment Review is required to have heard and acted upon an Appeal of Assessment before a property owner has the right to file an appeal to the Circuit Court.

The public can visit alexandriava.gov/realestate to find the 2026 assessments for all locally-assessed properties, property record information, sales used to determine assessments, forms needed for the review and appeal process, and additional assessment information.