



# Real Estate Assessment Update

## *Cottage Line Civic League*

*William A. (Pete) Rodda, CAE, RES, FIAAO*  
*Real Estate Assessor*

## *Reassessment Process*

- Large Local Governments in Virginia are required by State Code to reassess real estate annually
  - Maintain market values
  - Maintain uniformity and equity between property classes and locations within the jurisdiction.

### Market Value Definition

“the price which it will bring when it is offered for sale by one who desires, but is not obliged, to sell it, and is bought by one who is under no necessity of having it.”

*Tuckahoe Woman’s Club v. City of Richmond*, 199 Va. 734, 737, 101 S.E.2d 571, 574 (1958).

Courts have placed a premium on uniformity and equity.

Market Behavior (actions of buyers and sellers) is the key factor regarding reassessment

## Reassessment Process

- Due to these legal deadlines:
  - *Reassessment results based upon previous calendar-year sales (January – December 2025)*
    - *Six month “lag” between final sales analysis and effective date*

## Reassessment Process

What are the most important characteristics affecting residential real estate values?

- Location
- Size of Improvement
- Quality of Improvement
- Condition of Improvement
- Everything else (beds, baths, heat/air, etc.)

## Reassessment Results

- In Norfolk:
  - Residential values generally increased (City-wide) by **3.43%**
  - Commercial – increase of **1.33%**
  - Industrial – **3.58%**
  - Apartments – increase of **6.91%**
- After new construction for April I and July I quarters are added – overall increase of **4.04%**

## Reassessment Results

- In the Cottage Line Area:
  - Residential values generally increased by:
    - Single Family – **3.33%**
    - Condos – **2.33%**
  - Apartments (greater than 4 units) – **3.55%**
  - Apartments (4 units or less) – **6.12%**
  - Commercial – **4.27%**

## *Reassessment Results*

- Key Issues:
  - Reduced inventory of homes and other property offered for sale;
  - Demand for real estate has leveled off;
    - Interest rates
  - New construction activity has decreased
    - Cost of materials and labor
    - High interest rates
    - Uncertainty

## Reassessment Process

- Effective Date is July 1
  - Reassessment must be complete in February
  - Notices Mailed in March 2026
  - Informal Appeals April – May
  - Formal Appeals filing deadline June 1
  - Board of Review meets in June - August

## Reassessment Process

- The Assessor determines assessed values
  - *Based upon the behavior of buyers and sellers of real estate*
- The City Council sets the tax rate
  - *Based upon budget needs and the amount of revenue available from all other sources*
- The Treasurer calculates and issues tax bills

# Cottage Line Civic League 2025 Sales



## Real Estate Assessment Update

- If you want to discuss your assessment:
  - Call 757-664-4732
  - Appeals to Board of Review must be made in writing – form available on the Real Estate Assessor's page on the City website
    - Deadline is June 1.



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# Single-Property Appraisal and Assessment Practice Do Not Always Align

- *Commonwealth of Virginia Requires:*
  - *Fair Market Value Standard*
  - *Uniformity in Application*
- *City of Norfolk*
  - *Annual Reassessment Effective July 1*
  - *Quarterly Supplemental Assessment & Billing*

## Reassessment Process

Market Behavior – measured by sales activity - is the key factor regarding reassessment

The Assessor's Office spends a great deal of time in sales validation and research