NOTICE OF 2020 REAL ESTATE ASSESSMENT CHANGE

GENERAL INFORMATION

By State Law, 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 reassessment reflects the current fair market value of your property. The last general reassessment in the City of Franklin was completed in 2018, effective July 1, 2018. Every effort has been made to reassess your property accurately and equitably. If you feel the reassessed value does not represent the current fair market value of your property, or the reassessed value is not uniform or consistent with similar properties in your area, you may appeal the reassessment.

RIGHT TO VIEW & COPY RECORDS

Property owners have the right to view and make copies of assessment records maintained by the Assessing Officer used in arriving at the assessed values of the land and any improvements thereon, except those records containing information made confidential by VA State Codes 58.1-3 & 58.1-3294. The procedure for accessing these records can be found in VA State Codes 58.1-3331 & 58.1-3332.

APPEALS TO THE REASSESSMENT OFFICE

To review your values, the reassessment book is available on-line at the City of Franklin's web page. The address is www.franklinva.com. Click on the GIS tab and follow the instructions. You may appeal your assessment in writing, phone appointment, or fax. You will be notified by mail of the outcome of any appeal. If you make a written appeal, you do not need to call in to speak with an assessor. To **appeal by mail**, you may write to the **City of Franklin Reassessment Office, 207 West Second Avenue, Franklin, VA 23851**. All written appeals and faxes must be postmarked by **Wednesday, April 15, 2020. Please make sure to include your record number on all appeals.**

To schedule a phone appointment with an assessor, call **(757) 562-4870** between 9:00 am and 4:00 pm Monday through Friday no later than **Wednesday, April 15, 2020 at 4:00 p.m. All hearings will be conducted by phone, email, fax (757) 569-0964, or letter only**.

HEARING SCHEDULE

Wednesday	**April 8**	**9 am-4 pm**
Thursday	**April 9**	**9 am-4 pm**
Friday	**April 10**	**9 am-12 pm**
Wednesday	**April 15**	**9 am-4 pm**
Thursday	**April 16**	**9 am-4 pm**

Values may be raised, lowered, or remain unchanged as a result of appeals.
The goal is to maintain accuracy and consistency, and to reflect current real estate market conditions.

FOR MORE INFORMATION ON REASSESSMENT, CONTACT

City of Franklin Reassessment Office
207 West Second Avenue, Franklin, VA 23851
Phone: (757) 562-4870 **etarkington@franklinva.com**