

Real Estate FAQs

What is the due date of real estate taxes in the City of Richmond?

Real estate taxes are due on January 16, 2018 and June 14, 2018. Real estate taxes are on January 14th and June 14th each year unless the dates fall on a weekend or holiday, in which case the taxes will be due on the next business day.

What is the real estate tax rate for 2018?

The real estate tax rate is \$1.20 per \$100 of the properties assessed value.

What is considered real property?

Real property consists of land, buildings and attachments to the land and/or buildings.

How is the real estate tax assessment determined?

The Virginia Constitution requires that all assessments be at 100% of the fair market value (FMV) of the property. The City Assessor determines the FMV of over 70,000 real property parcels each year. The real estate tax is the result of multiplying the FMV of the property times the real estate tax rate established by Richmond City Council.

For example: Property value = \$100,000
Property Value / 100 = 1000
1000 x \$1.20 (tax rate) = \$1,200 real estate tax

Can I appeal my real estate assessment?

Yes. A change in the value in the Land Book from 2017 to 2018 may be appealed to the Real Estate Assessor's Office or the Board of Review. The deadline for appeals to the Board of Review for 2018 tax assessments is July 31, 2018. The 2018 real estate tax may also be appealed to the Richmond Circuit Court. For more information please visit the [Assessor's Office](#) website.

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What happens if I do not receive my real estate tax bill?

It is the responsibility of the property owner to obtain information regarding their tax liability and remit the payment by the tax due date. Failure to pay the tax by the tax due date may result in collection action by the City of Richmond. In addition, those qualified for tax exemptions for the elderly, disabled or rehabilitation property may lose the exemption for the current tax year should they fail to remit their portion of the tax amount due by the tax due date.

What is the City's responsibility regarding real estate tax bills?

Virginia law requires the City to issue tax bills fourteen (14) days before the tax due date to the address of record. Additionally, we are required to advertise tax due dates at least once in a paper of general circulation thirty (30) days before the due date.

The standard procedures for the department of Finance are to issue real estate tax bills 30 days before the due date and advertise the tax due dates in at least two local papers.

What should I do if I am unable to pay the full amount of the tax bill by the due date?

You should contact our Delinquent Collection Office at (804) 646-3822 to discuss your situation and enable our personnel to communicate with you the options available to you.

My parents, a relative or friend or mine, are unable to attend to their own affairs due to medical reasons, age, etc. What can I do to assist them in filing and paying their taxes to the City?

To protect the privacy of our taxpayers and ensure those who indicate they are representing another person are authorized to do so, we require the following documents from someone seeking to represent another regarding tax matters:

- (1) A Power of Attorney properly signed and witnessed authorizing you to handle the financial matters of the party you are seeking to represent; and,
- (2) A signed Authorized Representative document that indicates the taxpayer has authorized you to represent them in tax matters with the City of Richmond. To obtain this form please contact our Real Estate personnel at (804) 646-6015.

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How do I know if I'm eligible for tax relief?

You can review the qualifications for tax relief on the following link to our web site, [Tax Relief for the Elderly & Disabled](#) and/or complete an application for Tax Relief for the Elderly and Disabled and send it to the address noted on the application. Once our staff has reviewed your application, you will be notified regarding your eligibility for the Tax Relief for the Elderly and Disabled program.

Are any other factors, such as illness or death of a spouse, considered regarding tax relief for the elderly and disabled?

Yes. The Director of Finance may approve applicants for tax relief for the elderly and disabled due to Extreme Financial Hardship. The taxpayer must have experienced an extreme financial hardship in the immediate past tax year or be actively experience an extreme hardship in the current tax year. Examples of Extreme Financial Hardship include illness, accident or loss of property, death of spouse, or other extraordinary circumstances beyond the taxpayer's control. In these types of circumstances, the Department of Finance will give consideration to the applicant for tax relief.

Does the City have a means for me to make monthly, or other, payment for real estate taxes?

Yes. The City has a Real Estate Tax Escrow program that enables you to make periodic voluntary payments to be applied to your real estate tax bill. Payment submitted in the escrow program earn interest and the total payments, plus interest, are applied to the real estate tax bill. Click on the attached link for a [Tax Escrow Application](#) or [Tax Escrow Payment Coupon](#).

How can I obtain the assessed value of my property?

You can go to the [Property Search](#) page on the [City's website](#) and either enter the property address or parcel number to obtain the assessed value of your property. Real estate assessment information is considered public information.