

NOTICE OF 2024 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 Craig County was completed in 2017, effective January 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 Code 58.1-3 & 58.1-3294. The procedure for accessing these records can be found in VA State Code 58.1-3331 & 58.1-3332.

APPEALS TO THE REASSESSMENT OFFICE

To review your values, the Reassessment Book will be available in the Commissioner of the Revenue's Office and the Circuit Court Clerk's Office. **If you make an appeal, you do not need to schedule a hearing.** All **In-Person Hearings** will be conducted in the Meeting Room on the 2nd Floor of the Craig County Courthouse at 182 Main Street, New Castle, VA 24127. You may appeal your assessment by mail, email, or phone at **(540) 824-2614**. Your appeal must be received **no later than Thursday, November 16, 2023**, and submit your appeal to: **Craig County Reassessment Office, P. O. Box 186, New Castle, VA 24127** OR to: **Craig2024Reassessment@gmail.com** (please make sure to include your "Map Number" and "Record Number" as shown above on all written appeals). In case the assessor needs to contact you, also please include your phone number on all appeals.

Hearings will be conducted In-Person and by Phone.

HEARING SCHEDULE

(In-Person, Phone, Email, Mail)

Monday	Nov. 13	9 am – 4 pm
Tuesday	Nov. 14	9 am – 4 pm
Wednesday	Nov. 15	9 am – 4 pm
Thursday	Nov. 16	9 am – 4 pm
Friday	Nov. 17	9 am – 1 pm

If you make an appeal, you will be notified by mail.

You will be notified by mail within 4-6 weeks of the conclusion of the outcome of any appeal.

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

Tear/Cut below this line for return to the Craig County Reassessment Office (see back for additional comments)