



Virginia Property Tax Appeal Checklist

Deadlines, process, and what to gather — 2026

If your home's assessed value is higher than what it would realistically sell for, you may be overpaying — and Virginia lets you appeal. Use this checklist to file correctly and on time.

Virginia at a glance

Appeal deadline	Set by your locality for the Board of Equalization — there is no statewide BOE deadline; circuit court is the later of 3 years from the last day of the tax year or 1 year from the assessment
Effective tax rate	0.78% (about \$2,790/yr on a \$383,700 home)
Assessment basis	100% of fair market value
Appeals heard by	Board of Equalization !' Circuit Court

Virginia has no single BOE date: §58.1-3378 lets each locality set it by ordinance (it may fall no earlier than 30 days after the assessor's objection period ends). 2026 examples — Fairfax County: administrative appeal April 1, BOE June 1; Arlington: assessments office March 1, BOE April 15; Loudoun: Commissioner of Revenue March 16, BOE June 1; Virginia Beach: BOE June 30. Fairfax confirms the administrative appeal is not a prerequisite to the BOE appeal. The generous window in §58.1-3984(A) is for CIRCUIT COURT only: the later of 3 years from the last day of the tax year, 1 year from the date of assessment, or 1 year from a final determination. Do not rely on it to skip your locality's board date. Deadlines and forms vary by county — always confirm with your local local commissioner of revenue / assessor before filing.

Step-by-step checklist

- ☐ **Find your assessment notice.** Note the assessed value and your parcel / account number.
- ☐ **Estimate your home's real market value.** Pull 3–5 recent comparable sales of similar nearby homes.
- ☐ **Check if you're over-assessed.** If assessed value is higher than market value, you likely have a case — use the free calculator at propertytaxedge.com.
- ☐ **Gather your evidence.** Comparable sales, photos of condition issues, repair estimates, and an appraisal if you have one.
- ☐ Contact your local Commissioner of Revenue or assessor informally
- ☐ File with your local Board of Equalization by ITS deadline — set by local ordinance, not statewide (Fairfax June 1, Arlington April 15, Virginia Beach June 30)
- ☐ Attend Board hearing
- ☐ Appeal to Circuit Court — the later of 3 years from the last day of the tax year or 1 year from the assessment
- ☐ **After the decision.** Accept the reduction, or pursue the next level of appeal if warranted. A win can lower your bill for years.

Exemptions that may lower your bill

- **Homestead:** No traditional homestead; localities may offer exemptions for elderly/disabled

- **Senior / other relief:** Elderly/Disabled Tax Relief: localities set their own programs; typically 65+ with income under \$75,000

Evidence that wins appeals

- 3–5 comparable sales lower than your assessed value
- Photos of needed repairs, damage, or condition problems
- Contractor repair estimates
- Independent appraisal (the strongest single piece of evidence)

Free tools at propertytaxedge.com

Over-assessment calculator · appeal letter templates · county deadlines · find a licensed consultant

This checklist is general information, not legal advice. Deadlines, forms, and fees vary by county/jurisdiction and can change — always confirm with your local local commissioner of revenue / assessor or appeal board before filing. © 2026 Exitus Strategies LLC, operating as Property Tax Edge.