

...Real Estate Taxes

Real Estate Assessments

Assessments are determined by the City Assessor on a semi-annual basis (odd number years) based upon the fair market value as of July 1 of the assessment year. Assessing property is an involved process, therefore, interested citizens who would like more precise details are encouraged to contact the Assessor's Office at 757-868-3080.

Taxable Real Property

All real property in the City of Poquoson is subject to taxation, except that which is specifically exempt. Property is assessed as of July 1 of each year by the City Assessor. The City Council sets the tax rate each year as part of the budget process. The 2021-2022 rate is \$1.13 per \$100 of the assessed value. Payment is made to the Treasurer's Office in two installments due December 5th and June 5th (Fiscal Year).

Under Virginia law, failure to receive a tax bill will not relieve the penalty and interest charge that must be applied to all past due bills. The post-mark applied by the U.S. Postal Service to envelopes containing payment is used to determine timeliness for mailed payments.

Exempt Property

Certain property owned by the City, State, or Federal Government; property specifically exempted by statute or by determination of the Assessor for religious, charitable, or other specific reasons are exempted from real estate taxes.

Tax Relief

City of Poquoson residents aged 65 or over and certain disabled persons may be eligible for exemption and/or deferral of real estate tax depending upon their annual income and assets (not including the value of the home). Applications for tax relief must be filed each year with the Commissioner of the Revenue. Further information on the program is available by calling the Commissioner's Office at 757-868-3020.

If You Do Not Receive a Real Estate Tax Bill

Anyone who owns property or acquires additional property should receive a tax bill approximately four weeks prior to both the June 5 and December 5 due dates. If you do not receive a bill, contact the Treasurer's Office before the due date at 757-868-3015. The appropriate information can be given over the telephone. It is preferable, but not necessary to have the bill or a copy of the bill in order to make payment.

Virginia law requires that the Treasurer mail bills for taxes due at least 2 weeks prior to the due date. If a bill is not delivered on time, the taxpayer is not relieved of the penalty and interest charge required by law for late payment. This is true whether the cause is Post Office error, a mistake in address information at the Treasurer's Office or any other such case. The law is clear that the taxpayer is required to know the due date, to determine the amount owed and to pay it on time, even when a bill is not received by the taxpayer.

When You Purchase or Sell Real Property

Under Virginia law, real property is assessed for the entire year in the name of the owner as of July 1 of the year. The purchaser at a sale is required to see that the proceeds from the sale are applied at settlement to any taxes and levies assessed on the real estate. The liability is prorated between the buyer and the seller, but the lien which arises from a delinquency attaches to the land.

If you buy property, your settlement attorney must ascertain that all taxes due and prorate them for payment out of settlement. If you have sold the property referred to on the tax bill and another person has assumed responsibility for payment, please forward the bill promptly to that person or return it to the Treasurer's Office with information as to the new owner. A delay on your part in this regard may require the new owner to pay a penalty and interest on a late payment.

Changes in Address and/or Tax Billing Status

If there has been a change in your address or any other change pertaining to the tax billing status, contact the Commissioner of Revenue at 757-868-3020 so that the record can be updated and the bill mailed to the correct address for future billings.