



Gloucester Community Engagement & Public Information

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FOR IMMEDIATE RELEASE

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Gloucester Property Owners to Receive Notices of Change in Assessments in the Mail

Gloucester County has announced the completion of its 2026 Real Estate Reassessment, an important process that ensures all properties in the county are assessed equitably and reflect current market conditions. The updated assessments represent fair market values as of January 1, 2026, and all property owners should receive notices of reassessment in their mailboxes in early December.

Virginia law (§58.1-3252) requires periodic reassessment of real property to maintain fairness within the tax system. Because property values change over time—and often at different rates across property types—the reassessment ensures that each property owner is contributing their fair share based on current market trends.

According to Dan Thomas, Gloucester County's Assessor, the County utilizes a mass appraisal process that includes identifying all properties and market areas; analyzing characteristics such as location, size, age, quality, and amenities; developing and testing valuation models, and applying valuation conclusions and reviewing all results for accuracy. "This systematic review ensures that assessments align with real-world market behavior," Thomas said.

Property owners will receive assessment notices reflecting their updated 2026 values. For reference, the assessments shown for 2024 and 2025 represent values as of January 1, 2023, unless structural changes or land splits occurred.

Thomas said it's important to remember that the reassessment does not determine your tax bill. The Board of Supervisors will set the 2026 tax rate in April or May 2026. Final taxes are calculated using the formula: $(\text{Assessment Value} \div 100) \times \text{New Tax Rate}$.

Thomas encourages property owners to review and verify their new values using the county's online assessment database, which can be accessed by visiting <https://gis.vgsi.com/gloucesterva>. Search by address or RPC number, both of which are listed on your notice. Owners may also compare their assessments with similar homes and recent sales in their area using this site.

Those who believe their assessment is inaccurate can file an administrative appeal. Instructions and deadlines to do so are included in the Notice of Change in Assessment mailed to each property owner.

Thomas also reminds property owners that Gloucester County offers several tax relief options for eligible residents, including qualifying elderly and disabled homeowners, disabled veterans, and surviving spouses of service members killed in action.

More information on tax relief options can be found by visiting
<https://www.gloucesterva.info/255/Commissioner-of-Revenue>.

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