

The County of Pulaski has selected the Daleville, Virginia firm of Wampler-Eanes Appraisal Group, Ltd. as General Assessor for the 2014 general reassessment of real estate values for the County. The reassessment will take place in the fall of 2013 and the entire year of 2014. The new reassessment figures will go into effect January 1, 2015.

The last reassessment was effective for the 2009 tax year. The current assessments do not reflect recent changes in market value. The Code of Virginia requires localities to reassess all property at 100 percent of fair market value.

A team of appraisers from the Wampler-Eanes firm will personally inspect every parcel in the County, both taxable and non-taxable to establish the current fair market value of the real estate in accordance with State requirements. A digital photograph will also be taken of the property.

The firm will begin the process of performing a sales study to determine general market values in the County of Pulaski starting July 2013. Assessment team members are evaluating sales from the past of all types of real estate to establish a base line of comparable values for the various types of properties in the County. Michael Colavecchio of Wampler-Eanes Appraisal Group will be the project supervisor for the reassessment as well as the professional assessor as designated by the Department of Taxation in Richmond, Virginia.

Wampler-Eanes realizes this will be a very challenging real estate market for the County of Pulaski and will be analyzing sales through June 2013. The appraisal team will also digitally photograph all the sales in the County. All appraisers will have magnetic signs on their vehicles identifying themselves as reassessment employees as well as personal identification.

If residents are not home when an appraiser visits a property, the appraiser will leave a notice indicating that the property has been inspected. Residents are invited to call with any pertinent information, which can affect the value of their property. A telephone number (540) 994-2416 will be on the notice if more information is needed or if the property owner wants to contact the reassessment office. Notices of the proposed 2014 assessed values will be mailed November 2014. Property owners will then have an opportunity to appeal the assessed values.

Please direct any questions to Steve Wampler of Wampler-Eanes Appraisal Group at (540) 992-2323. Representatives of Wampler-Eanes Appraisal Group, Ltd. Will also be available to speak to civic organization and at other public forums during the general reassessment to explain the process and answer questions about the reassessment.