

Earlysville Notes

February 2025

Published by the Earlysville Area Residents' League

A Community Association Dedicated to:

- Preserving and enhancing Earlysville's quality of life
- Building a sense of community
- Serving as a means to communicate residents' ideas and concerns to others.

See last page for contact information of our elected representatives.

Calendar

Community **Food Pantry** at Buck Mountain Church

Every Second Wednesday, 3 - 5 p.m. Every Fourth Tuesday: 3 - 5 p.m.

Mondays, 6 p.m. **Community Yoga**, at Buck Mountain Episcopal Church. BYO yoga mat.

Thursdays, 2 - 6 p.m. **Farmer's Market** at Buck Mountain Episcopal Church Old Parish Hall lot

All property owners should have received notices of re assessment as of January 1, 2025

Please see information on page 2 and call the Assessors office ASAP if you have not received these important documents. You may also sign up to receive all communications by email if you choose. See pages 2 – 4 for more assessment information.

Ivy Solid Waste and Recycling center HHW and Special Collections days April 24, 25, May 3, 10, and 17. See page 5 for more information

LET'S LEARN ABOUT OUR EARLYSVILLE GROUPS WHO SUPPORT, ASSIST, TEACH, ENTERTAIN, AND CARE FOR OUR NEIGHBORS.

We can think of the more visible ones in the village- the Buck Mountain Food Pantry and the Earlysville Exchange. We are protected by the rescue and fire staff at the Earlysville Volunteer Fire Company. The members of the VFW Post 2044 support Veterans of all ages and they founded the Fire Company 60 years ago.

If you are working behind the scenes and would like your neighbors to know your mission and work, please send in details, images for a future issue of the Notes to ann.mallek@gmail.com. Do you need volunteers for your activity? This may be a way to find people.

The Fire Company is raising funds to complete the addition to the fire house. Contact them to make a donation. <https://www.earlysvillefire.org>

Albemarle County 2025 Reassessment Completed

ALBEMARLE COUNTY, VA - Albemarle County announced today the results of the annual reassessment process. The County's total tax base increased by 5.1% over the 2024 year-end tax base due to the reassessment. The 2025 residential assessment changes are the result of continued appreciation in the housing market despite the increase in mortgage interest rates. Commercial assessment changes varied by property type but experienced an averaged decrease of 1.8%.

Each year, as part of the routine assessment process, County staff inspects approximately 20% of county properties. This year, staff completed detailed reviews of over 10,000 properties. Individual neighborhoods and sections of the county change at different rates so assessments of individual properties will vary from the overall average.

On January 24, notices will be mailed to taxpayers. The 2025 assessment data will also be available online through the [County's GIS-Web](#) beginning on January 26.

Overall, taxable assessment changes by property type for 2025 are:

- Urban Residential (County Water & Sewer): +6.9%
- Residential up to 20 acres: +7.3%
- Rural (20 to 99.99 acres): +5.2%
- Rural (100 acres and over): +3.8%
- Commercial Properties: -1.8%
- Multi-Family: -4.0%

Average annual reassessment changes by magisterial district are:

- Rio: +3.3%
- Jack Jouett: +4.8%
- Rivanna: +5.8%
- Samuel Miller: +7.8%
- Scottsville: +3.4%
- Town of Scottsville: +6.1%
- White Hall: +5.1%

The first half 2025 real estate tax bills that are mailed in May will be based on the 2025 reassessment value and the 2025 tax rate that will be adopted by the Board of Supervisors in May. Please direct any questions regarding the new assessment notice to the Office of the County Assessor by calling [434-296-5856](tel:434-296-5856).


Appeals

There are two appeal processes, an administrative review and Board of Equalization appeal. It is recommended that property owners contact the Assessor's office first to find out information about their assessment. Then, if necessary, the administrative review process can be initiated by filing the [Administrative Review form](#), which will be available online, January 24 through February 28. The Administrative Review form must be filed by February 28. The Board of Equalization appeal can be filed by contacting the assessor's office for an application that must be submitted by March 30, or 30 days after the results of an Administrative Review, whichever is later.

Land Use Taxation Program


The land use deadline structure has changed this year. The initial period to apply for 2025 ended on January 1, 2025. If the notice mailed on January 24 indicates an increase in market land assessment or a parcel was newly created for 2025, then the Assessor's Office will accept an application for qualifying properties to enter the [Land Use Tax Deferral Program](#), with the \$125 application fee, through February 24. A new application is required for each parcel to enroll in the program. The application fee is non-refundable, so contact the Assessor's Office for assistance in advance if needed.




If you miss the February 24 deadline, you may apply with another \$125 fee per parcel before April 24, 2025.



www.albemarle.org/government/finance/real-estate-tax-assessments

FINANCE & BUDGET: DEPARTMENT PHONE NUMBERS & LAND USE ASSESSMENT DEADLINE UPDATE



 <p>For real estate assessments and address changes, land use valuations, or veterans' real estate exemptions, call: 434-296-5856</p>	<p>For personal property and business address changes, motor vehicle information or real estate tax relief for the elderly and disabled, business licenses and taxes, or active-duty military exemptions and disabled veteran vehicle exemptions, call: 434-296-5852</p>
 <p>To make automated tax payments, call: 866-820-5450</p>	<div style="background-color: #e91e63; color: white; padding: 5px; transform: rotate(-45deg); display: inline-block;">NEW</div> <h4 style="margin-top: 10px;">Land Use Assessment Deadline Update</h4> <p>The deadline to apply for Land Use was January 1, 2025. However, if this notice shows an increase in your land's market value (per Virginia Code § 58.1-3234(2)), you have a new deadline to apply: February 24, 2025, with a \$125 filing fee per parcel. If you miss that deadline, you can still apply by April 24, 2025, but an additional \$125 late fee will apply, making the total \$250 per parcel.</p>
<p>For DMV stops, TACS notices, bank liens, or mortgage questions, call: 434-296-5851</p>	



FINANCE & BUDGET: WHY IS THIS NOTICE IMPORTANT?



The included notice is your opportunity to review your new assessment and the estimated tax levy and compare it to last year.

Now is also the time to:

- Ask for a review of your assessment.
- Appeal your assessment to the Board of Equalization.
- Apply for land use assessment.

If you have any questions, please call **434-296-5856** and ask for the appraiser who handles your property. Please note, waiting for your tax bill to arrive will be too late to address the items above.

If the notice says "Not enrolled in Land Use for 2024" but you thought your property was under the program, then please call **434-296-5856** and ask for the Land Use Administrator. For other Finance & Budget matters call: 434-296-5855.

**Office of the Assessor
Albemarle County**

NEW



Paperless E-Statement for your Tax Notices

We are excited to announce we now offer digital statements for electronic communications about your Albemarle County tax notices.

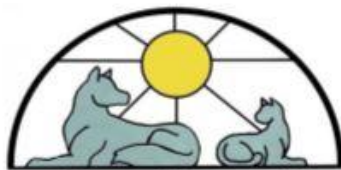
This secure digital solution is in response to taxpayers' growing preference for paperless options.

This solution offers:

- Quick and hassle-free access to Albemarle County real estate, personal property, and business tax bills and notices online via electronic portal from any device
- Convenient email notification ensuring prompt communication that your statement is ready to view and/or pay
- A seamless transition from paper to eco-friendly digital communications to reduce physical mail

Scan the QR code above to learn more about enrolling for paperless e-statements. Refer to your notice for your "Registration ID" to enroll. Please note, there is a unique Registration ID for each parcel.

Congratulations to Broadus Wood Elementary which has been recognized with the Virginia Board of Education's prestigious *Highest Achievement Award* for the 2024-25 academic year. This recognition, awarded to just 92 schools across the state, highlights outstanding academic performance and achievement in the 2023-24 school year.



**Earlysville
ANIMAL HOSPITAL**



Proudly Offering

- Quality care for dogs, cats, pocket pets & exotics
- Laser surgery & laser therapy
- Feline boarding
- Ultrasound, acupuncture & more
- Open M-F: 7:30a-6p / Sat: 7:30a-12p

New Clients Always Welcome!

505 St. Francis Ave., Earlysville, VA 22936 ▪ (434) 973-9699
EarlysvilleAnimalHospital.com

5 Residential Household Hazardous Waste (HHW) Days

Household Hazardous Waste Collection at the Ivy Solid Waste & Recycling Center will be held 9am-3pm on:

- Spring 2025
 - Friday, April 25, 2025
 - Saturday, April 26, 2025

HHW collections are free to residents of Albemarle County.

For questions, please call 434-977-2970 or visit <https://www.rivanna.org/hhw> for detailed lists of hazardous materials in your home.

Special collection day: formerly Amnesty day. Free disposal of bulky waste.

Furniture/Mattresses: May 3, 2025 Appliances: May 10, 2025 Tires (max - 12): May 17, 2025

Commercial Hazardous Waste Collection

The next special commercial hazardous waste collection day at the Ivy Solid Waste & Recycling Center will be held on:

- Thursday, April 24, 2025

Qualifying Albemarle County businesses* must register with MXI Environmental to obtain an appointment. To Register, call or email Peggy Snead at (276) 628-6636, extension 203 or peggys@mxiinc.com." There is a fee associated with disposal.

Ore Navarro
 Consulting Arborist
 ISA Certified Arborist / SCA / ASCA
 Earlysville, VA | arboristore@gmail.com
 305-776-7574

CERTIFIED ARBORIST
 ISA

UNIVERSITY OF COLORADO
 ARBORICULTURE

Tree Health Assessment
 Tree Protection Planning & Construction
 Supervision
 Urban Tree & Landscape Appraisal
 Pruning
 Project and Estate Management
 Public Education



POST OFFICE BOX CHANGE

If you would like to advertise in an upcoming issue, please send copy and any images by email to

ann.mallek@gmail.com

and your check made out to **EARL** to

P O Box **207**, Earlysville 22936.

Thank you for your support of our neighborhood organization.

Currituck Farm USDA Grass Fed Beef

One Eighth available now

WANT SOME?

Contact Ann

CTFBeef@gmail.com

434-996-6159

EARLYVILLE EXCHANGE
Thrift Store AND MORE!

Come see us soon!
Store Hours:
Wednesday - Friday
10:30 AM - 5:00 PM
Saturday 10 AM - 4 PM

4006 Earlysville Road, Earlysville, VA 22936 (434) 975-0375
To volunteer, go to: www.EarlysvilleExchange.org
All proceeds donated to the community.
Gently-used donations appreciated.

The Earlysville Exchange has opened the annex

which displays furniture, carpet/rugs and artwork. It is open Wednesday-Saturday 12-4 until we can staff it with additional volunteers.

There is a room for refinishing furniture and two additional rooms for expansion.

Come by and check it out.

The old garage has a new life of service.

If you would like to advertise in future issues of the EARL Notes, please send your jpeg or pdf of any images or narrative to EARL secretary at ann.mallek@gmail.com. Please send your check for \$25 for one issue or \$80 for the year (4-5 issues), made out to EARL.

Send to:

P O Box 207 Earlysville VA 22936.



Join Us!

10:30 a.m. Holy Eucharist Service
5:00 p.m. Celtic Eucharist Service

Buck Mountain Episcopal Church
on Earlysville Road in the heart
of the village.

www.buckmountainchurch.org
(434)973-2054

A caring and affirming congregation.



Jim McVay has been a full-time, local Realtor for over four decades, and he lives in Earlysville. Call him for professional, hardworking and friendly service that is **effective**.

For each sale in the 22936 zip code, Jim donates \$1000 to the Broadus Wood School or the Earlysville Volunteer Fire Company. To date, \$21,000 have been donated.

Thank you, Jim.

434-962-3420 434-971-6712

jim@jimmcvay.com

ROAD CONDITIONS

Report downed trees, tree debris, or other roadway hazards:

1-800-367-7623
my.vdot.virginia.gov

Check traffic conditions:

1-800-367-7623
www.511virginia.org

POWER OUTAGES

Report a power outage or other impacts to utilities:

Dominion Energy
1-866-366-4357

Appalachian Power
1-800-956-4237

CVEC
1-800-367-2832

Rappahannock Electric Co-op
1-800-552-3904

FOR EMERGENCY CIRCUMSTANCES OR MEDICAL NEEDS, CALL 911 FOR ASSISTANCE

STAY INFORMED

 @Albemarle.County

 @AlbemarleCounty

 www.albemarle.org

