

**CITY OF SALEM, VIRGINIA  
BOOK OF RATES AND FEES**

**REAL ESTATE**

**REAL ESTATE RATES**

**REAL ESTATE TAX RATE**

**Assessing Department:**  
Real Estate

**Collecting Department:**  
Treasurer

**Description:**

Properties are appraised at 100% of fair market value for tax purposes in order to have schools, fire, police protection and other public benefits. The property tax is designed to distribute the tax burden in proportion to the value of individual properties worth.

The City assesses real estate property annually. Salem assesses property as of January 1st but does not place the values on it's tax roll until the fiscal year beginning July 1st.

All new construction will be assessed and added to the tax roll immediately starting with the certificate of occupancy issue date or when the property becomes fit for use.

Property rezoned will be reassessed ten (10) days after the ordinance is approved. Subdivisions are assessed on the date the subdivision is recorded in the Clerk of Circuit Court office.

Service Charge is 0.240/\$100 (which is 20% of the 1.20/\$100 current tax rate).

Rates or Fees	Amount
The Real Estate tax rate is	\$1.20 per \$100.00 of assessed value
<b>Due Dates:</b> First Payment due December 5th. Second Payment due June 5th.	
<b>Penalty:</b> The penalty shall in no case exceed the amount of the tax due and becomes part of the tax.	10% or \$10.00 whichever is greater
<b>Interest:</b> 10% per annum shall be assessed and collected on the principal and penalties of all such taxes and levies remaining unpaid	10% annually

**Legal Authorization:**

**Ordinances Effective dates: (05-26-2020) Emergency Ordinance to extend delay for penalty and interest from 06-30-2020 to 07-31-2020 due to COVID-19; (04-13-2020) Emergency Ordinance to extend the due date from 06-05-2020 to 06-30-2020 and delay penalty and interest from 06-06-2020 to 06-30-2020 due to COVID-19; (07-01-2019) \$1.20 per \$100.00 per assessed value; (From 07-01-1987-06-30-2019) \$1.18 per \$100.00 assessed value; (07-01-2006); (07-07-1988); (12-18-1986); (09-04-1986); (From 04-23-1981-07-01-1986) 1.25 per \$100.00 assessed; (04-18-1985); (05-24-1984); (11-10-1980)**

**Resolution: 1229 (07-01-2013); 256 (01-01-1976) \$1.30 per \$100.00 assessed value  
Salem City Code, Chapter 82, Article I, Section 82.3-82.4  
Code of Virginia, Title 58.1, Subtitle III, Chapter 32, Article 1, Section 58.1-3200-3389**