

# City of Manassas Park

## Public Hearing Notice

### Consideration of Effective Real Estate Tax Rate for FY 2012-2013

**Assessment Increase.** Total assessed value of real property, excluding additional assessments for new construction, or improvement to property, exceeds last year's total assessed value of real property by 4.01 percent.

**Lowered Rate Necessary to Offset Increased Assessment.** The tax rate which would levy the same amount of real estate tax as last year, when multiplied by the new total assessed value of real estate with the exclusions mentioned above, would be \$1.59 per \$100 of assessed value. This rate will be known as the "lowered tax rate."

**Effective Rate Increase.** The City of Manassas Park is considering the adoption of a tax rate not to exceed \$1.65 per \$100 of assessed value. The difference between the increased tax rate and the proposed tax rate would be \$0.06 per \$100, or a 3.77% increase. This difference will be known as the "effective tax rate increase."

**Note:** Individual real property taxes may, however, change at a percentage greater than or less than the above percentage.

**Proposed Total Budget Increase.** Based on the proposed real property tax rate and changes in other revenues, the total general fund budget of Manassas Park will increase over last year's by 0.79%.

**Public Hearing.** A public hearing on the proposed tax rate will be held on Tuesday, May 1, 2012 and May 15, 2012, at 7:00 p.m. in the City Council Chambers of City Hall, One Park Center Court, Manassas Park, Virginia 20111.

**Public Access.** The hearing is being held in a public facility believed to be accessible to persons with disabilities. Any person with questions on the accessibility of the facility should contact Lana Conner, City Clerk at 703-335-8808 or [l.conner@manassasparkva.gov](mailto:l.conner@manassasparkva.gov).