



The following reference information should not be used to determine legal compliance requirements. Consult with a Vantage One Tax professional or your state official today. [www.vantageonetax.com](http://www.vantageonetax.com)

Guidelines - General	West Virginia (WV) Summary Calendar
General Information	General Information
<b>Lien Date:</b>	July 1
<b>Assessment Notice Date:</b>	Varies by jurisdiction, typically 15 days prior to the commissioner's meetings in February
<b>Valuation Methodology:</b>	Cost Approach to Fair market value using CAMA software.
<b>State websites:</b>	<a href="http://www.wva.state.wv.us/wvtax/propertyTax/default.aspx">www.wva.state.wv.us/wvtax/propertyTax/default.aspx</a> <a href="http://www.wvota.gov">www.wvota.gov</a> <a href="http://www.wv.gov">www.wv.gov</a>
<b>How often is the reassessment:</b>	3 Years with local annual adjustments
Real Property Information	Real Property Information
<b>Taxable:</b>	Yes
<b>Assessment Ratios:</b>	60%
<b>Real Estate Rendition Due:</b>	N/A
<b>Omitted Real Property:</b>	"When the assessor ascertains that any real or personal property in his or her county liable to taxation has been omitted from the land books for a period of less than five years, an entry of the property in the proper book of the year in which the omission was discovered and assess the same..."
<b>Construction Work in Progress Taxable:</b>	Yes - Buildings become taxable when they are fit for use, but construction materials are taxed as personal property. Property improvements over \$1000 are taxable.
<b>Assessment Phase-In Provisions:</b>	
<b>Pollution Control Taxable:</b>	
<b>air</b>	Valued at salvage value of 5%.
<b>water</b>	Valued at salvage value of 5%.
Personal Property Information	Personal Property Information
<b>Taxable:</b>	Yes
<b>Assessment Ratios:</b>	60%
<b>Personal Property Rendition Due:</b>	Due 8/1 - STC 12:32I Industrial Business Property Return Due 9/1 - STC 12:32C Commercial Business Property Return
<b>Extension allowed (length and how file):</b>	Yes for STC 12:32I Industrial Business Property Return. Extension to 9/1, request must be filed on the WV Industrial Extension Request form and submitted no later than 7/25 to be considered for extension. STC 12:32C Commercial Business Property Return - varies by county.
<b>File Rendition With:</b>	STC 12:32C Commercial Business Property Return filed with County. STC 12:32I Industrial Business Property Return filed with State.



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<b>Inventory Taxable:</b>	Taxable
raw materials	Taxable
work in progress	Taxable
finished goods	Taxable
<b>Freeport Exemption:</b>	Yes. Warehouse Freeport Tax Amendment of 1986
<b>Freeport Exemption Application Deadline:</b>	Schedule B of the STC 12:32C Commercial Business Property Return, due 9/1
<b>Licensed Motor Vehicles Taxable:</b>	Licensed vehicles are taxed at 60% of the lowest values shown in a nationally accepted used car guide, as compiled by the Tax Commissioner and distributed to the county assessors.
<b>Licensed Motor Vehicles Reported on Rendition:</b>	Yes
<b>Unlicensed Motor Vehicles Taxable:</b>	Licensed vehicles are taxed at 60% of the lowest values shown in a nationally accepted used car guide, as compiled by the Tax Commissioner and distributed to the county assessors.
<b>Unlicensed Motor Vehicles Reported on Rendition:</b>	Yes
<b>Leased Equipment Taxable:</b>	No specific provision.
<b>Software Taxable:</b>	Yes
<b>Abatements/Exemptions:</b>	Main exemptions include, but are not limited to: Economic development corporations, intangible property.
<b>Intangible Property Taxable:</b>	No
<b>Omitted Personal Property:</b>	< \$200, bank deposits & cash, household goods, clothing, food
<b>Construction Work in Progress Taxable:</b>	Buildings become taxable when they are fit for use, but construction materials are taxed as personal property. Property improvements over \$1000 are taxable.
<b>Pollution Control Taxable:</b>	
air	Valued at salvage value of 5%.
water	Valued at salvage value of 5%.
<b>Relevant citations for landmark property tax decisions:</b>	West Virginia Code § 11-3, House Bill 4127; West Virginia Code § 11-3, Senate Bill 401
<b>Tax Bill Payment Information</b>	<b>Tax Bill Payment Information</b>
<b>Payment Dates:</b>	Installment payments are due on September 1 and March 1 and become delinquent on October 1 and April 1, respectively.
<b>Discounts</b>	First Half: 2-1/2% if Paid by September 1; Second Half: 2-1/2% if Paid by March 1
<b>Payment Options</b>	Current taxes may be paid in two installments.
<b>Appeal Information</b>	<b>Appeal Information</b>



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<b>Dates Notice of Values typically mailed:</b>	Mid January (Very little lead time) - Notice of Assessment will only be issued if greater than 10% increase
<b>Appeal Deadlines (received or postmarked):</b>	Applications must be made before the county commission during its annual meeting, which typically occurs in February, check with the local jurisdiction.