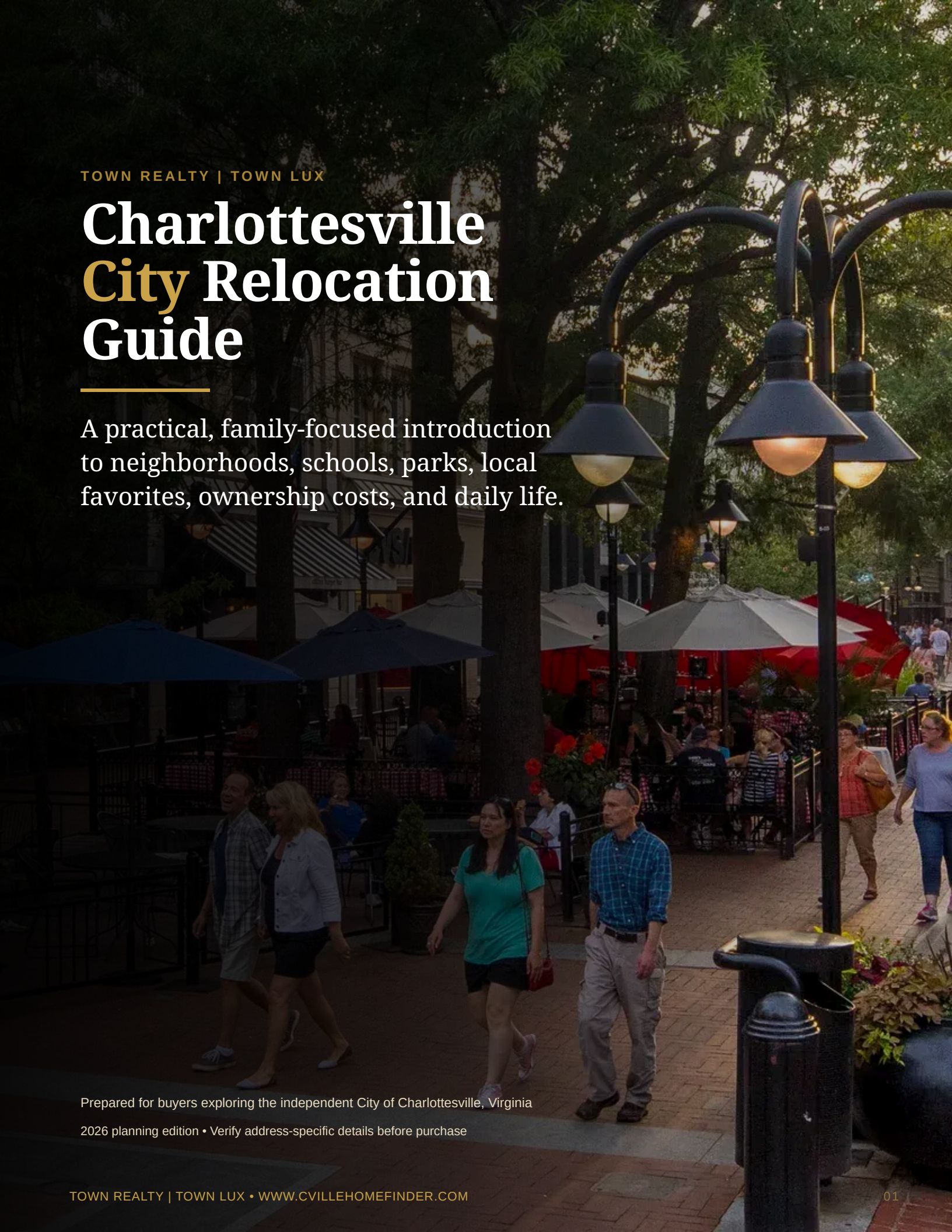


TOWN REALTY | TOWN LUX

Charlottesville City Relocation Guide

A practical, family-focused introduction to neighborhoods, schools, parks, local favorites, ownership costs, and daily life.

Prepared for buyers exploring the independent City of Charlottesville, Virginia

2026 planning edition • Verify address-specific details before purchase

START HERE

City life, at a glance

Charlottesville is its own independent city—not simply another part of Albemarle County. That distinction affects taxes, public schools, services, zoning, and the records you should verify.

$0.99	$4.40	K–12
FY2027 REAL ESTATE TAX / $100	PERSONAL PROPERTY TAX / $100	CHARLOTTESVILLE CITY SCHOOLS

Illustration, not a tax bill

A $600,000 assessment × $0.99 per $100 equals approximately **$5,940 per year** in city real estate tax. Assessments, relief programs, and tax rates can change.

What feels close

Downtown, the University of Virginia area, neighborhood parks, shopping corridors, and many everyday services sit within a compact footprint. Actual trip times depend on address, hour, route, and parking.

What varies by block

Sidewalks, slope, parking, historic overlays, flood risk, housing age, and renovation history can change quickly. Treat neighborhood names as orientation—not a substitute for property-level due diligence.

Cost snapshot

- [ ] Purchase price + lender terms
- [ ] Real estate and personal property taxes
- [ ] Insurance + flood-risk review
- [ ] Utilities, internet, parking, commute
- [ ] Maintenance for older systems
- [ ] HOA/association dues, if any

Before comparing homes: confirm the parcel is inside City limits. A Charlottesville mailing address can still be in Albemarle County.

PUBLIC SCHOOLS

One division, an address-specific elementary school

For 2026–27, Charlottesville City Schools is moving to a division-wide grade configuration built around neighborhood elementary schools.

Elementary • K–5

Six neighborhood schools:

Greenbrier
Jackson-Via
Summit (formerly Clark)
Sunrise (formerly Burnley-Moran)
Tall Oaks (formerly Johnson)
Trailblazer (formerly Venable)

Middle • 6–8

Charlottesville Middle School, formerly Buford Middle School.

High • 9–12

Charlottesville High School.

Early learning

Charlottesville Early Learning Center planning centers preschool services for ages 3–4 at the Walker campus.

School assignment must be verified by address

Elementary attendance zones are tied to the exact address. The division is phasing rezoning changes, with the first planned changes beginning in August 2027. Use the division's current locator and confirm directly before relying on any listing description.

A better comparison than rankings alone

Program fit
Ask about supports, electives, extracurriculars, and services relevant to your child.

Daily logistics
Test arrival, dismissal, bus eligibility, after-school care, and alternate routes.

Future timing
Ask whether approved zoning or facility changes affect your move-in year.

EDUCATION OPTIONS

Build the full family plan

School is only one part of the weekday puzzle. Childcare, enrichment, transportation, and backup care often decide whether an otherwise ideal address actually works.

Preschool + early learning

Start with Charlottesville City Schools' current eligibility, application window, and placement process. Then compare private preschool and childcare options by schedule, age range, waitlist, holidays, and summer coverage.

Private + independent schools

Options exist in and around the city, but commute patterns and admissions timelines vary. Verify grade span, tuition, transportation, application dates, and current availability directly with each school.

Libraries + learning

JMRL's Central Library and the Virginia Discovery Museum on the Downtown Mall can support reading, hands-on learning, and indoor family time. Confirm programs and hours before going.

Five questions to answer before closing

- [ ] Which school is assigned to this exact address for the intended year?
- [ ] Is bus transportation available, and where is the stop?
- [ ] What is the realistic door-to-door morning routine?
- [ ] Is after-school or backup care available?
- [ ] What changes are approved—not merely proposed?

Fair-housing note: This guide does not rank schools or neighborhoods. Family priorities differ; use official data, visit programs, and make your own comparison.

Tour-day mini audit

Drive the route at school-drop-off time. Observe crossings, sidewalks, traffic, parking, and the handoff between school and after-school care. Repeat in the afternoon if your schedule is sensitive.

NEIGHBORHOOD FIT

Eight useful lifestyle lenses

Charlottesville's recognized neighborhoods are close together but distinct in housing mix, topography, streetscape, parking, and access to everyday destinations.

Belmont / Carlton

Historic homes, neighborhood restaurants, and a walkable connection toward Downtown and IX Art Park in many sections.

Greenbrier

A more residential, mid-century feel in many pockets, with leafy streets and access toward parks and the Route 29 side of town.

Fry's Spring

Varied housing and access toward UVA, Fontaine, and south-side shopping routes; terrain and walkability differ by street.

Woolen Mills

Historic character near the Rivanna River and eastern edge of the city; review floodplain and property-specific access.

North Downtown

Close to the Downtown Mall and civic core, with older homes, apartments, and street-by-street parking considerations.

Fifeville

Near UVA Health and West Main Street, with a mix of housing forms and strong address-level variation.

Locust Grove

Residential streets northeast of Downtown with access toward the Route 250 corridor and Meadow Creek connections.

Venable

UVA-adjacent energy, historic housing, rentals, and walkability in some blocks; carefully review parking and property use.

Address-specific confirmation: school assignment, HOA or association status, dues, rental restrictions, parking rights, zoning, historic overlays, floodplain, and planned road or school changes.

PARKS + TRAILS

Outside time, woven into the city

City materials describe nearly six miles of paved trails and about 30 miles of nature trails. Conditions, access points, and allowed uses vary.

Forest Hills Park

A family favorite for playground time, basketball, picnics, and a seasonal spray ground.

Booker T. Washington Park

A neighborhood park on the Preston side of town; check current facility details and seasonal programming.

McIntire Park

A central green space connected to trails and recreation, with convenient orientation to the bypass and downtown side of town.

Tonsler Recreation Center

Community recreation on Cherry Avenue; confirm current center hours and programs directly.

Pen Park

One of the city's regional parks, with a broad mix of recreation and access toward the Rivanna side of the city.

Rivanna + Meadow Creek

Use official trail maps and current condition updates before heading out, especially after storms or river events.

Weekend rhythm

Warm months: early trail walk, spray-ground stop, farmers market or patio lunch.
Cool months: neighborhood walk, indoor museum or library, then Downtown Mall dinner.
Year-round: check surfaces, closures, daylight, and river conditions.

Try this before buying

Walk from the home to the park or trail you expect to use. Note sidewalk gaps, grades, crossings, lighting, stroller or bike practicality, and the return trip.

EAT, EXPLORE + SHOP

A Charlottesville institution: Bodo's Bagels



Locally owned and operating since 1988, Bodo's has three city locations—Emmet Street, Preston Avenue, and the Corner—and is known for bagels baked throughout the day.

> The local move-in ritual: learn your order, learn the line, and keep a bag in the freezer.

BREAKFAST | LUNCH | THREE LOCATIONS | LOCAL SINCE 1988

Keep exploring

Downtown Mall • pedestrian dining, shopping, entertainment, and family attractions.

Dairy Market • food hall format useful for mixed tastes.

IX Art Park • public art and creative events; The Looking Glass is a separate ticketed experience.

Local dining short list

Mas Tapas • Belmont small plates.

The Local and **Tavola** • Belmont dinner options.

The Corner • casual, UVA-adjacent choices.

Restaurants change hours, service, and reservations. Confirm directly before making plans.

Shopping pattern: Downtown Mall for independent shops and dining; Barracks Road for everyday retail; 5th Street Station and Pantops for larger-format errands. Some destinations are outside City limits—check the actual jurisdiction when that matters.

COMMUTE + FAMILY ESSENTIALS

Test the day you will actually live

A five-mile trip can feel different at school drop-off, UVA shift change, an event night, or roadwork. Compare addresses using your real schedule.

Getting around

Charlottesville Area Transit (CAT)
Routes connect city neighborhoods with Downtown and selected destinations beyond City limits. Check current maps, schedules, fares, and service notices directly.

UVA transit
University Transit Service can be useful for eligible UVA riders; verify routes, service calendar, and rider eligibility.

Drive + park
Evaluate driveway access, on-street rules, permits, garage distance, event traffic, and winter grade.

Family essentials

- [ ] JMRL Central Library
- [ ] Virginia Discovery Museum
- [ ] Charlottesville Parks & Recreation
- [ ] Primary, pediatric, dental, and urgent care
- [ ] Groceries + pharmacy on your route
- [ ] City utility setup + internet options
- [ ] Pet care + emergency veterinary route

The two-commute test

Drive the address-to-work route once at your normal morning time and once at your normal evening time. Include school or childcare, parking, and the final walk—not just map-app travel time.

Move-in setup sequence

1. Confirm jurisdiction and utility providers. **2.** Schedule internet before closing. **3.** Register school and confirm transportation. **4.** Set up parking/permits if needed. **5.** Save trash, recycling, transit, and emergency-service links.

PROPERTY COMPARISON

Use the same checklist for every home

A beautiful showing can blur the practical differences. Score each property after leaving, using facts you can verify.

Location + daily life

- [ ] City parcel confirmed
- [ ] School assignment verified
- [ ] Two-commute test completed
- [ ] Walk/bike route tested
- [ ] Parking works after dark
- [ ] Noise checked at two times

Home + systems

- [ ] Roof age/condition
- [ ] HVAC age/fuel
- [ ] Electrical/plumbing
- [ ] Moisture/drainage
- [ ] Foundation/topography
- [ ] Renovation permits

Costs + restrictions

- [ ] Current assessment
- [ ] Insurance quote
- [ ] Flood-risk review
- [ ] Utility history
- [ ] HOA/association docs
- [ ] Historic/zoning rules

HOA / association details are address-specific

Do not assume a neighborhood has—or does not have—an HOA, condominium association, road agreement, or architectural controls. Review current resale certificates, budgets, minutes, rules, pending assessments, and litigation with the appropriate professionals.

Property A

Address: _____

Top strength: _____

Largest concern: _____

Estimated monthly ownership total: _____

Next verification: _____

Property B

Address: _____

Top strength: _____

Largest concern: _____

Estimated monthly ownership total: _____

Next verification: _____

Resale lens: Think beyond today's needs. Consider access, parking, layout flexibility, deferred maintenance, and the property features future buyers are likely to compare.

YOUR CITY RELOCATION GAME PLAN

Move with clarity, not guesswork.

The right Charlottesville City home is the one that fits the whole week—school, work, errands, outside time, ownership cost, and the life you want around it.

1. **Define the non-negotiables.** Budget, bedrooms, school logistics, work route, parking, outside space, and timeline.
2. **Choose lifestyle zones.** Compare two or three neighborhood patterns instead of chasing listings everywhere.
3. **Verify by address.** City limits, schools, taxes, zoning, floodplain, parking, and HOA/association details.
4. **Tour like a local.** Run the commute, stop for groceries, walk the park route, and visit at a second time of day.
5. **Compare total ownership.** Purchase terms are only the beginning; include tax, insurance, utilities, maintenance, and dues.

Ready to build your Charlottesville City shortlist?

Start with a focused consultation and a property-by-property verification plan.

SCHEDULE A FREE CONSULTATION

Mazi Vogler, REALTOR®

Town Realty | Town Lux • 434.882.2287

CvilleHomeFinder.com • **www.charlottesvilleluxury.homes**

SOURCES + VERIFICATION

Research notes for responsible use

This guide is an orientation tool, not a substitute for current official records, inspections, legal advice, tax advice, lender guidance, or association documents.

Taxes

City of Charlottesville, *FY2027 Budget in Brief*: charlottesville.gov budget document.

Cville Right Now, FY2027 adopted budget reporting: budget adoption article.

Schools

Charlottesville City Schools information cross-checked through division materials and current public records; grade reconfiguration summary: reference summary.

Elementary rezoning/timeline reporting: Cville Right Now. Always use the division's current locator for a specific address.

Parks + trails

City of Charlottesville trails page: Charlottesville Parks & Recreation trails.

Forest Hills Park: official facility page. Tonsler Recreation Center: official center page.

Park classifications: City park classifications document.

Transit + family

CAT strategic plan / route orientation: City transit plan.

Virginia Discovery Museum: vadm.org.

Bodo's Bagels

History and timeline reporting: Cville Right Now. Official site: bodosbagels.com.

Image provenance

Downtown Mall cover photo found via image search; source page: Downtown Charlottesville events.

Bodo's sign photo found via image search; source page: My Family Travels.

Re-check before relying: City/County boundary, assessment, tax rates, tax relief, school assignment, rezoning, transit service, restaurant hours, trail conditions, zoning, floodplain, permits, utilities, and HOA/association documents.

Research reviewed October 2026. Fair housing: housing choices should be based on your own needs and objective, lawful criteria.