

# CULPEPER STAR-EXPONENT

The mother of the founder of Mother's Day was born in Culpeper

REGION, A4



County acknowledges Public Service Recognition Week, announces 3 more separations

LOCAL A2

Thursday, May 7, 2026

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## County raises tax by two cents

New rate is 45 cents per every \$100 assessed value, still lowest in region

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The Board of Supervisors unanimously adopted a \$264.5 million operating budget for Fiscal Year



Payne

of assessed value. The county held the personal property vehicle tax rate steady at \$3 per \$100 of value.

2027 — a nearly 8% decrease from the current fiscal year due to \$42 million in school borrowing for FY26.

The vote was 6-1 to raise real estate taxes two cents to 45 cents per \$100

### Over \$2K is average tax bill

Several supervisors made it a point to note Culpeper County still has the lowest real estate tax around, pulling up the regional comparison on the big screen. Fauquier has the highest real estate tax rate in the five-county region at 92 cents per \$100 of value, followed by Rappahannock at 65 cents, Orange at 62 cents and Madison at 53 cents,

according to the comparison.

East Fairfax District Supervisor David Lee made the motion to adopt the new tax rate, seconded by Catalpa District Supervisor Paul Bates.

Stevensburg Supervisor Dewayne Payne voted against the tax increase.

Culpeper County homeowners, on average, will pay \$89 more

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## 'A POWERFUL REMINDER'



CONTRIBUTED PHOTOS

Reva Tutt (left) and Shelly Tutt (right) unveil a historic marker Sunday at the Norman School that provided a high-quality education for African-American children during government-mandated segregation. Reva Tutt attended the school in first grade just before full integration in Culpeper in 1968.

## Museum of Culpeper History dedicates latest marker at African American education landmark

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NORMAN—A community-initiated school built during government-mandated segregation still stands as a symbol of a national movement upholding the pursuit of knowledge for all.

The Museum of Culpeper History unveiled its latest historical marker on Sunday at the site of Norman School, located off Sperryville Pike, west of town, on Norman Road, with over 100 in attendance for the dedication.

The 93-year-old structure across from Good Hope Baptist Church is one of two Rosenwald schools built in Culpeper. Today it is used as a community center.

The partnership of philanthropist Julius Rosenwald (president of Sears Roebuck) with Booker T.



Crowd gathered Sunday at the historic Norman School in Culpeper County for the unveiling of a marker by the Museum of Culpeper History recognizing the Rosenwald School.

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## PIEDMONT AREA REALTORS

### Study: wages slump behind housing costs

Many essential workers earn less than \$50K annually

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A recent study commissioned by the Greater Piedmont Realtors showed what many working families in the region are painfully feeling — wages are not keeping up with housing costs, and there are few options considered “affordable” for the area’s middle-class workforce.

Dr. Lisa Sturtevant, chief economist with Bright MLS, conducted the “housing gap analysis,” highlighting significant housing challenges in Culpeper, Fauquier, Madison and Rappahannock counties.

Findings were presented March 23 at a regional event attended by more than 100, including Realtors, elected officials and nonprofit leaders focused on addressing the need, according to a release from Greater Piedmont Realtors.

“The analysis identifies a growing disconnect between housing costs and local incomes, along with a shortage of attainable housing options for the area’s workforce,” the release stated. “These challenges are not only impacting residents’ abilities to find suitable housing, but are also affecting employers’ ability to attract and retain workers.”

Many essential workers—including those in local government, retail and healthcare — earn less than \$50,000 annually. There is a limited supply of housing they can afford, creating a strain for employees and employers, the study found. The study highlighted a strong demand for homes priced below \$250,000 and rental units under \$1,250 per month.

“This study provides clear, data-driven insights into the housing challenges facing our community,” Greater Piedmont Realtors President Wendy Johnson said in a statement. “Addressing these gaps is essential to maintaining a strong local economy and ensuring that people who work in our region can also afford to live here.”

Findings emphasize the need for collaboration among public officials, housing advocates and the real estate community to develop solutions to meet the need. Two affordable housing projects that opened in the past year in Culpeper — Parkside Apartments and Lightfoot Apartments — already have waiting lists for occupancy, as is the case at other sites.

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Bundles of joy—Check out April births at UVA Culpeper Medical Center **COMMUNITY, A3**

**Weather**  
A shower; breezy, cooler  
**High 63 • Low 40**  
**Forecast • A8**

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