

FY 2021-2022 Virginia Beach Budget Response to Council Questions

Question Number: 19

Question: On page 28 of the Executive Summary identifies the City median value of a home at \$254,000 in 2021 and \$267,000 whereas on page 45 you identify the median single family in 2020 was \$302,300. I recognize the definition of a home on page 28 is broader than on page 45, but do permit comparative analysis a consistent definition of home should be used or better to show the decomposition by type. The single-family homeowner is going to look at the numbers on page 28 and throw the cow chip flag. In fact, a few already have. I like using medians; in this case on both page median by home type would be more transparent and conveyed more credibility to our messaging.

Date Requested: 3/29/21

Requested By: Councilmember Moss

Department: Budget & Management Services

Response: As identified in the question, both numbers refer to different points of information. The purpose of the annual tax and fee impact chart is to demonstrate the impact of various taxes upon the average family in Virginia Beach. Virginia Beach families live in a variety of housing stock. Thus, the median Citywide accounts for multiple styles of housing. As acknowledged in the introductory section, “this amount will vary for each individual taxpayer depending on variables such as home value...” Embedded within the chart is the calculation used to derive the estimated impact. Should a homeowner wish to substitute their own economic situation in place of the average, the impact upon their specific household can be determined. The purpose of this chart is not to demonstrate the tax paid by one segment of the Virginia Beach population. In the future, the disclaimer “city median of all housing types” can be added to the value to provide additional context.

The table on page 45 is demonstrates an accumulation of various economic data points to depict the economic health of the City. One such data point that attests to economic conditions is the median single family home value. Nevertheless, if Council wishes, we can amend this table in the future to align it with the Tax and Fee Impact chart, or it can be expanded to include the multiple types displayed in the City Real Estate Assessor’s *Annual Report*, as displayed on the top of the next page.

MEDIAN RESIDENTIAL VALUES

Type	Number	Mean Assessment*	Median Assessment*	Change in Median	
Single Family	99,278	\$370,800	\$302,300	\$15,800	5.5%
Townhouse	19,747	\$179,000	\$166,300	\$9,700	6.2%
Low Rise Condominium	21,655	\$268,200	\$227,100	\$11,100	5.1%
High Rise Condo/Co-op	3,039	\$322,300	\$300,900	\$16,600	5.8%
Duplex/Home with Apartments	1,277	\$513,900	\$370,800	\$37,900	11.4%
All Residences	144,996	\$329,600	\$267,600	\$13,400	5.3%

*Rounded to nearest \$100.