



Real Estate Assessor's *Annual Report*

Fiscal Year 2016 – 2017





City of Virginia Beach

VBgov.com

REAL ESTATE ASSESSOR
(757)-385-4601
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TTY: 711

MUNICIPAL CENTER
BUILDING NUMBER 18
2424 COURTHOUSE DRIVE
VIRGINIA BEACH, VA 23456-9054

February 19, 2016

The Honorable Mayor Will Sessoms
and Members of City Council

Dear Mayor and Council Members:

On Friday, February 26, 2016, the Assessor's Office will mail Notices of Assessment for FY 2017. All property owners will receive an assessment notice. Approximately 17% of all properties will receive a decrease, approximately 6% of all properties will remain unchanged, and approximately 77% will receive an increase.

The projected FY 2017 assessment of **\$53,694,782,500** represents a **3.0%** increase from the current assessment. Each penny of the tax rate will generate **\$5,369,000** in revenue for a total tax of **\$531,578,000** at the current rate of \$0.99.

The average assessment change for individual properties is approximately **2.79%**; however, this figure varies citywide depending on the age, type, quality, classification, and location of the property. The average assessment change for residential property is **2.79%** and for commercial/industrial property the average change is **2.29%**.

New construction for the past 12 months amounted to **\$348,247,100**, which is a decrease of **20.8%** from the previous year. Residential new construction amounted to **76.2%** of the total yearly construction, while commercial/industrial represented **23.8%**. Change in land due to re-zonings and subdivisions amounted to approximately **\$123,760,000**.

Residential, apartment, and agriculture properties comprise **83.3%** of the tax base with commercial and industrial properties constituting **16.7%** of the tax base. The percentage of the tax base for commercial property decreased **0.2%** from the current year.

I shall, of course, be available to answer any inquiries or provide further information on the new assessment.

Sincerely,

J. D. Banagan
Real Estate Assessor

FY 2017 ASSESSMENTS AS OF JANUARY 2016

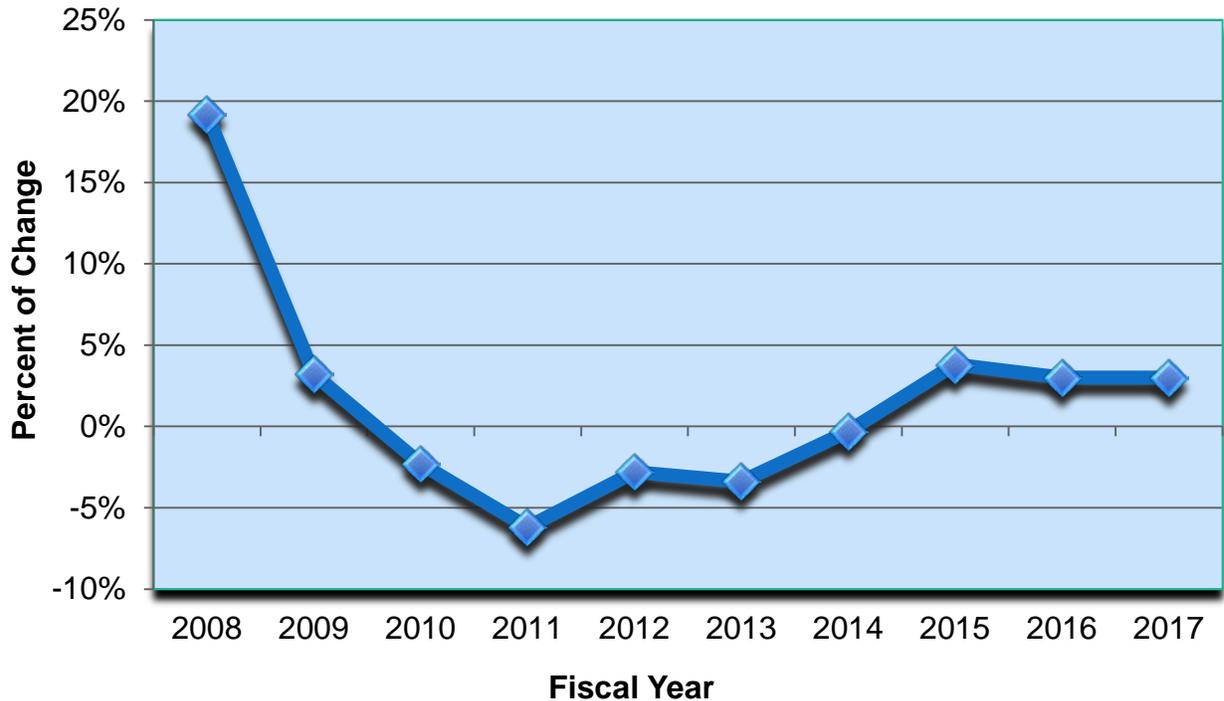
District	Total Assessment	Change*
Centerville	\$4,986,108,000	4.0%
Kempsville	6,393,088,300	3.0%
Rose Hall	5,396,209,200	2.2%
Bayside	7,225,575,000	2.5%
Lynnhaven	12,245,687,200	4.4%
Beach	8,228,066,400	2.4%
Princess Anne	9,070,048,400	3.3%
Total	\$53,544,782,500	3.2%

**Change includes growth and appreciation.*

Assessments reflect taxable land use values as opposed to fair market values on qualifying farms.

PERCENTAGE CHANGE IN JULY 1 LAND BOOK

Fiscal Year	Assessment	Change	Percent of Change
(Projected) 2017	\$53,644,782,500	\$1,569,304,000	3.0%
2016	\$52,075,478,500	\$1,543,448,000	3.0%
2015	\$50,532,030,500	\$1,832,966,939	3.8%
2014	\$48,699,063,561	-\$ 144,891,641	-0.3%
2013	\$48,843,955,202	-\$1,696,553,472	-3.4%
2012	\$50,540,508,674	-\$1,427,498,752	-2.8%
2011	\$51,968,007,426	-\$3,420,772,286	-6.2%
2010	\$55,388,779,712	-\$1,284,654,492	-2.3%
2009	\$56,673,434,204	\$1,741,571,853	3.2%
2008	\$54,931,862,351	\$8,883,542,647	19.2%



PROJECTED FY 2017 REAL ESTATE ASSESSMENTS

FY 2017 Assessments as of January 2016	\$53,544,782,500
Projected Growth thru July 1, 2016	<u>+ 100,000,000</u>
Projected FY 2017 Land Book as of July 1, 2016	\$53,644,782,500
Projected Partial Assessments on Quarterly New Construction	<u>+ 50,000,000</u>
Projected FY 2017 Total Assessment	\$53,694,782,500

PROJECTED FY 2017 REAL ESTATE TAX REVENUE

For the purpose of projecting revenue, the current FY 2016 real estate tax rate of \$0.99 per \$100 of value has been applied to the assessments.

<u>First Half Assessment</u>		<u>2016 Tax Rate</u>		<u>Dec. 5, 2016 Revenue</u>
\$26,822,391,250	@	\$0.99		\$265,541,674
 <u>Second Half Assessment</u>		 <u>2016 Tax Rate</u>		 <u>June 5, 2017 Revenue</u>
\$26,872,391,250	@	\$0.99	=	\$266,036,673
 <u>Total FY 2017 Assessment</u>		 <u>2016 Tax Rate</u>		 <u>FY 2017 Real Estate Tax Revenue</u>
\$53,694,782,500	@	\$0.99	=	\$531,578,347

Each \$.01 of the tax rate will generate \$5,369,478 or
\$5,369,000

AVERAGE APPRECIATION/DEPRECIATION

Overall Median Change		Overall Mean Change	
2.34%		2.79%	
Residential	2.38%	Residential	2.79%
Apartment	4.71%	Apartment	6.78%
Commercial/Industrial	0.9%	Commercial/Industrial	2.29%

Approximately **16.9%** of Parcels **Decreased**

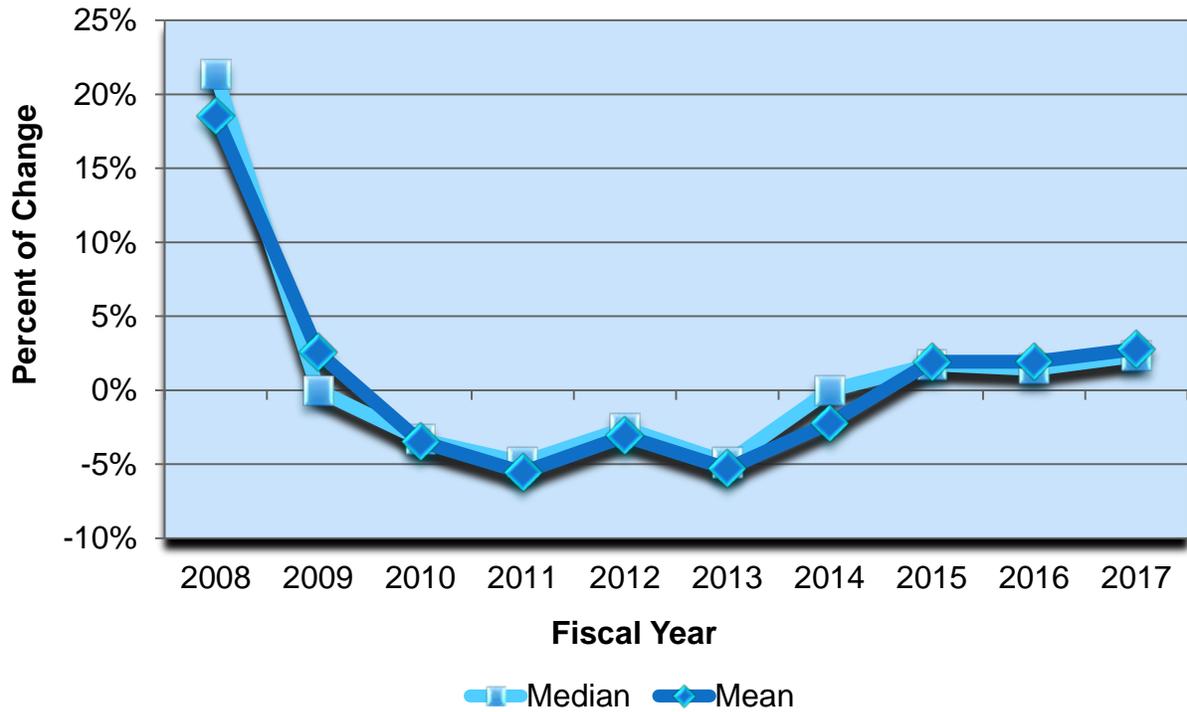
Approximately **22.6%** of Parcels **Decreased or Remained Unchanged**

Approximately **78.2%** of Parcels Had **Less Than a 5% Increase**

Approximately **94.8%** of Parcels Had **Less Than a 10% Increase**

AVERAGE APPRECIATION/DEPRECIATION

Fiscal Year	Median Change	Mean Change
2017	2.34%	2.79%
2016	1.44%	1.94%
2015	1.76%	1.93%
2014	0%	-2.22%
2013	-4.87%	-5.29%
2012	-2.56%	-3.09%
2011	-4.84%	-5.54%
2010	-3.32%	-3.46%
2009	0%	2.56%
2008	21.36%	18.54%



**PERCENT CHANGE OF RESIDENTIAL PROPERTY
by VALUE RANGE**

Value Range	Median Change	Mean Change
Under \$150,000	2.27%	3.07%
\$150,000 - \$200,000	2.25%	2.23%
\$200,000 - \$250,000	2.39%	2.68%
\$250,000 - \$350,000	2.47%	2.66%
\$350,000 - \$500,000	2.56%	2.69%
\$500,000 - \$750,000	2.90%	3.29%
Over \$750,000	5.81%	5.93%

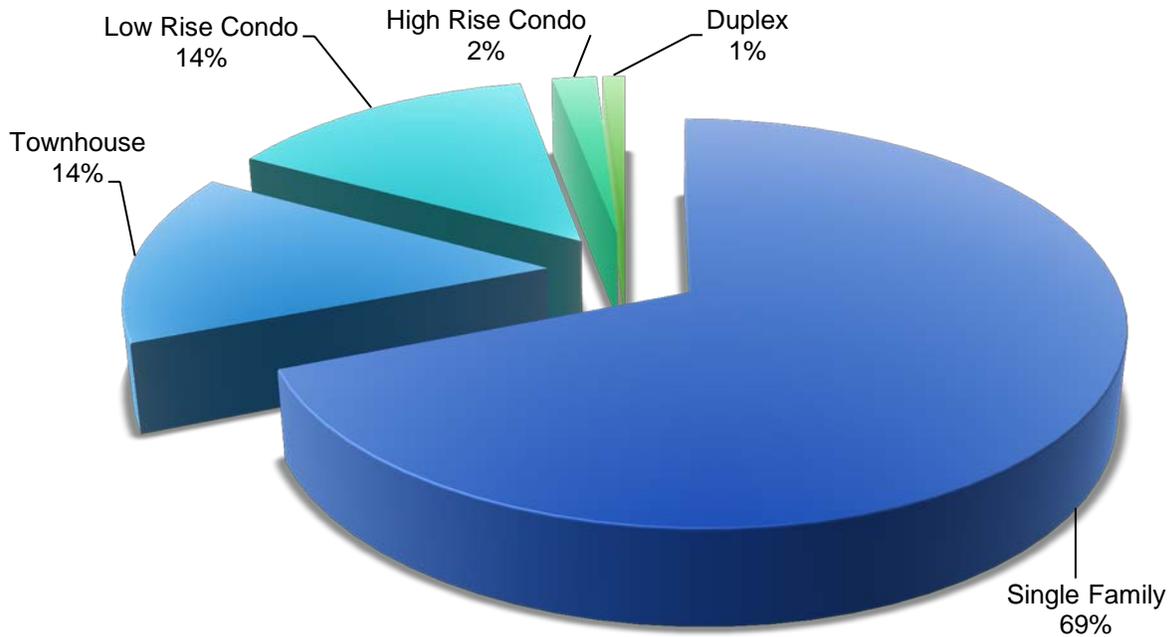
AVERAGE RESIDENTIAL VALUES

Type	Number	Median Assessment*	Mean Assessment*	Change in Mean	
Single Family	98,081	\$260,100	\$322,000	\$10,200	3.3%
Townhouse	19,701	\$134,500	\$147,300	\$ 3,700	2.6%
Low Rise Condominium	20,325	\$189,500	\$226,800	\$10,000	4.6%
High Rise Condo/Co-op	2,842	\$270,800	\$299,700	\$ -5,500	-1.8%
Duplex/Home with Apartments	1,366	\$312,000	\$448,000	\$21,900	5.1%
All Residences	142,315	\$230,900	\$284,800	\$ 8,700	3.1%

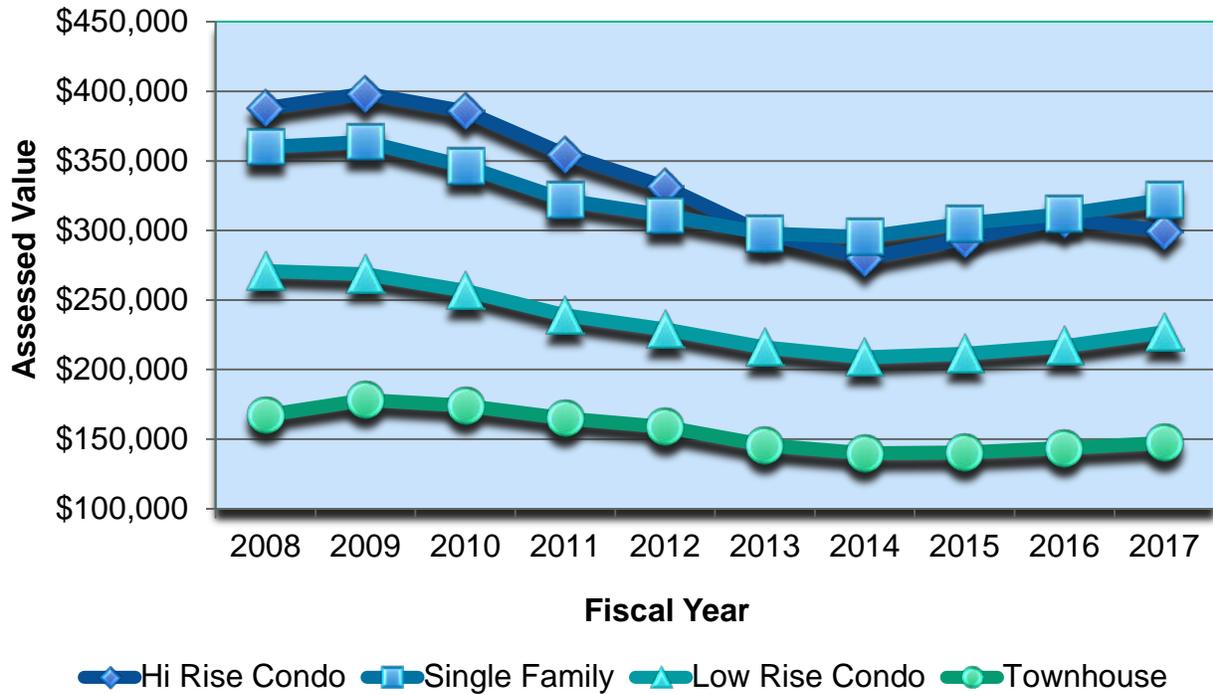
*Rounded to nearest \$100

In addition to residences, there are **34,587** apartment units in multi-family complexes.

DISPERSION BY HOUSING TYPE

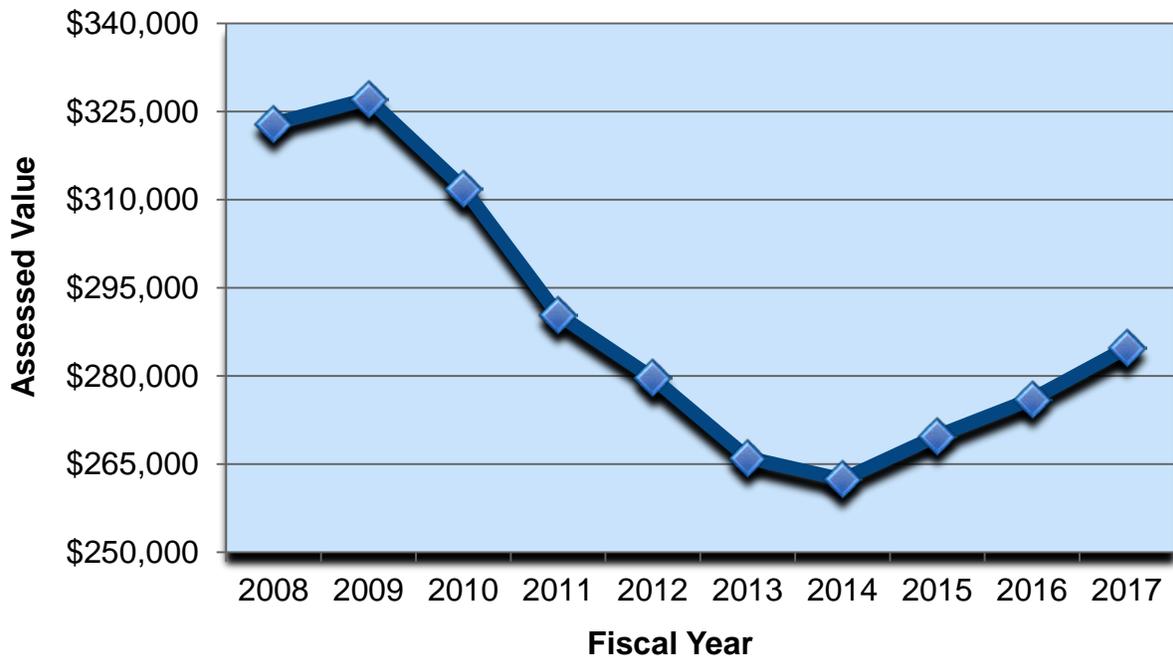


AVERAGE ASSESSMENT BY HOUSING TYPE



AVERAGE HOME ASSESSMENT

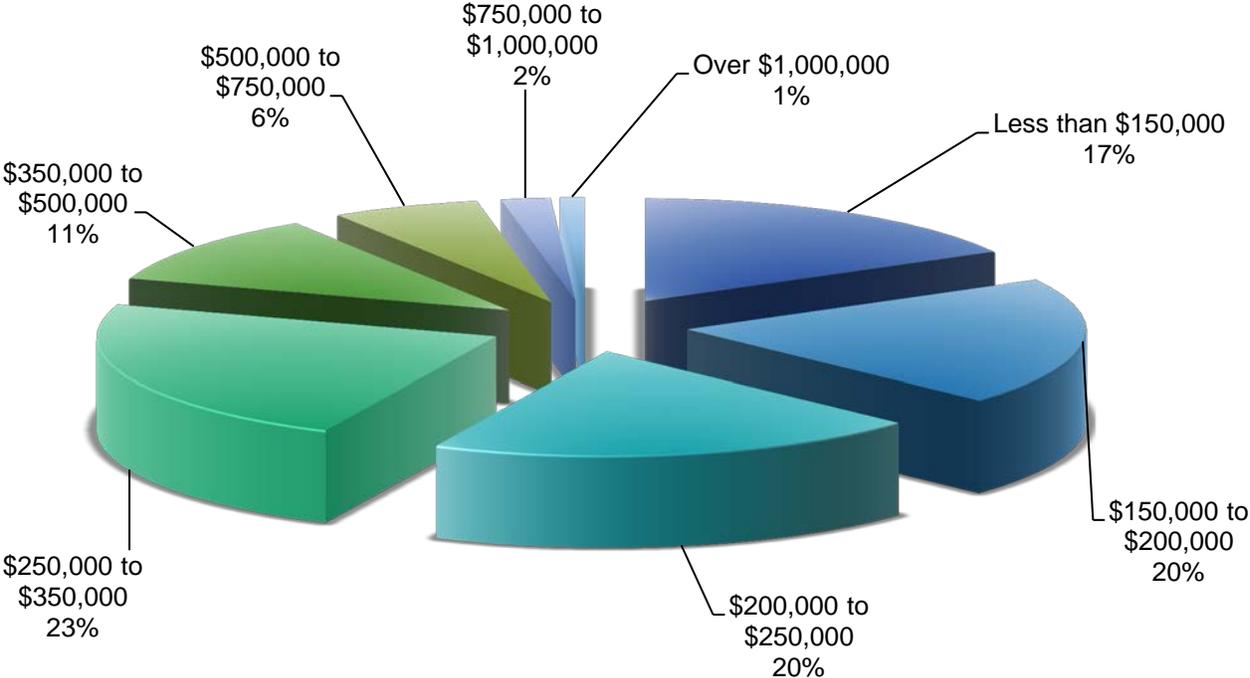
All Residential Properties



PERCENTAGE OF HOUSING BY VALUE RANGE

17%	Assessed Less Than	\$150,000
37%	Assessed Less Than	\$200,000
57%	Assessed Less Than	\$250,000
80%	Assessed Less Than	\$350,000
91%	Assessed Less Than	\$500,000
97%	Assessed Less Than	\$750,000
99%	Assessed Less Than	\$1,000,000

There are 2,061 homes assessed over \$1,000,000.

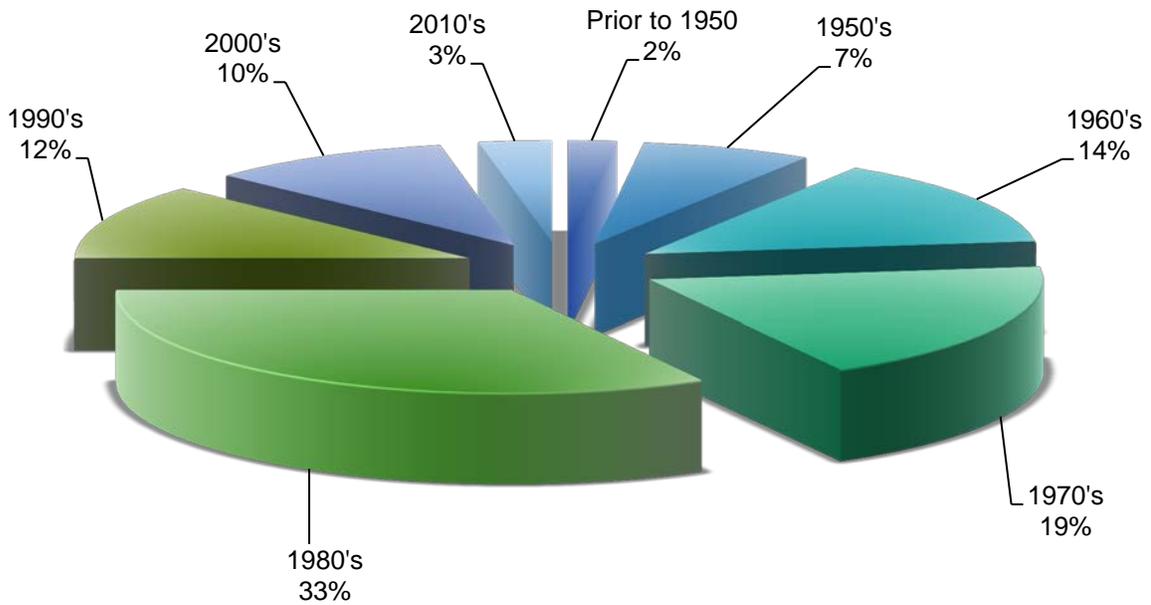


RESIDENCES BY YEAR BUILT

Year Built	Number	Mean Assessment*
Prior to 1950	2,366	\$467,500
1950 to 1959	9,829	\$265,300
1960 to 1969	19,565	\$271,500
1970 to 1979	27,824	\$264,000
1980 to 1989	46,955	\$234,600
1990 to 1999	17,210	\$339,800
2000 to 2009	14,916	\$381,600
2010 to Present	3,650	\$444,600

**Rounded to nearest \$100*

PERCENTAGE BY YEAR BUILT



FY 2017 ASSESSMENTS BY PROPERTY CLASSIFICATION

Classification	Parcels	Assessment	Percent of Total
General Commercial	3,927	\$5,403,142,900	10.1%
Hotel	1,076	1,048,507,900	2.0%
Office	1,064	1,586,892,500	3.0%
Industrial	1,166	848,751,300	1.6%
Apartment	920	3,471,946,700	6.5%
Residential	105,410	32,647,302,100	60.9%
Townhouses	19,701	2,902,630,800	5.4%
Condominiums	23,167	5,458,522,400	10.2%
Agriculture	608	177,085,900	0.3%
Total	157,039	\$53,544,782,500	100%

**Parcels reflect number of tax records as opposed to number of lots or buildings.*

- ❖ *Agriculture reflects state required coding of farms of 20 acres and over (Agriculture or Residential zoning). Residential includes vacant lots and farms of less than 20 acres (Residential or Agriculture zoning). Commercially zoned farm land of any size is included in General Commercial. Assessments are based upon taxable land use values as opposed to fair market value for all qualifying farms.*

ASSESSMENT COMPARISON BY CLASSIFICATION

Classification	2017 Assessment	
General Commercial	10.1%	}
Hotel	2.0%	
Office	3.0%	
Industrial	1.6%	
		16.7%
Apartment	6.5%	}
Residential	60.9%	
Townhouse	5.4%	
Condominiums	10.2%	
Agriculture	0.3%	
		83.3%

2016	Commercial	16.9%
	Residential	83.1%
2015	Commercial	16.8%
	Residential	83.2%
2014	Commercial	16.6%
	Residential	83.4%
2013	Commercial	16.4%
	Residential	83.6%
2012	Commercial	15.7%
	Residential	84.3%
2011	Commercial	15.4%
	Residential	84.6%
2010	Commercial	15.0%
	Residential	85.0%
2009	Commercial	13.7%
	Residential	86.3%
2008	Commercial	13.0%
	Residential	87.0%

CHANGE IN PROPERTY VALUE BY CLASSIFICATION

(January 2015 to January 2016)

Classification	FY 2017 Assessment	Change*	
General Commercial	\$5,403,142,900	\$116,841,800	2.2%
Hotel**	1,048,507,900	-13,925,600	-1.3%
Office	1,586,892,500	3,365,400	0.2%
Industrial	848,751,300	3,282,600	0.4%
Apartment	3,471,946,700	106,868,400	3.2%
Residential	32,647,302,100	1,131,111,600	3.6%
Townhouses	2,902,630,800	73,367,000	2.6%
Condominiums	5,458,522,400	247,599,600	4.7%
Agriculture	177,085,900	1,376,300	0.8%
Total	\$53,544,782,500	\$1,669,887,100	3.2%

**Reflects growth and appreciation.*

***Four hotels were demolished in 2015 and their land reclassified as vacant. The loss and reclassification amounted to -\$43,223,800. The majority of the total was contributed to the ocean front Cavalier land. One new hotel was built away from the tourist area totaling \$6,747,800; adding that to the above listed loss of -\$13,925,600 totals \$20,673,400. Subtracting that amount from the \$43,223,800 demolition and reclassification indicates the existing hotel stock increased by \$22,550,400 or 2.1% over last year.*

New: Value Place, 4800 Alicia Drive.

Demolished: Golden Sands

Sea Gull

Seaside

Cavalier

NEW CONSTRUCTION*
(January 2015 thru December 2015)

Commercial		
21	General Commercial	\$54,392,300
4	Office	4,670,200
1	Hotel	5,819,300
2	Industrial	1,200,300
23	Commercial/Industrial Additions	16,734,200
	Total Commercial New Construction	\$82,816,300
		23.8%

Residential		
325	Single Family	\$117,375,500
12	Duplexes	4,604,200
361	Condominium Units	67,983,500
329	Apartments	40,433,700
1,118	Residential Additions	35,033,900
	Total Residential New Construction	\$265,430,800
		76.2%

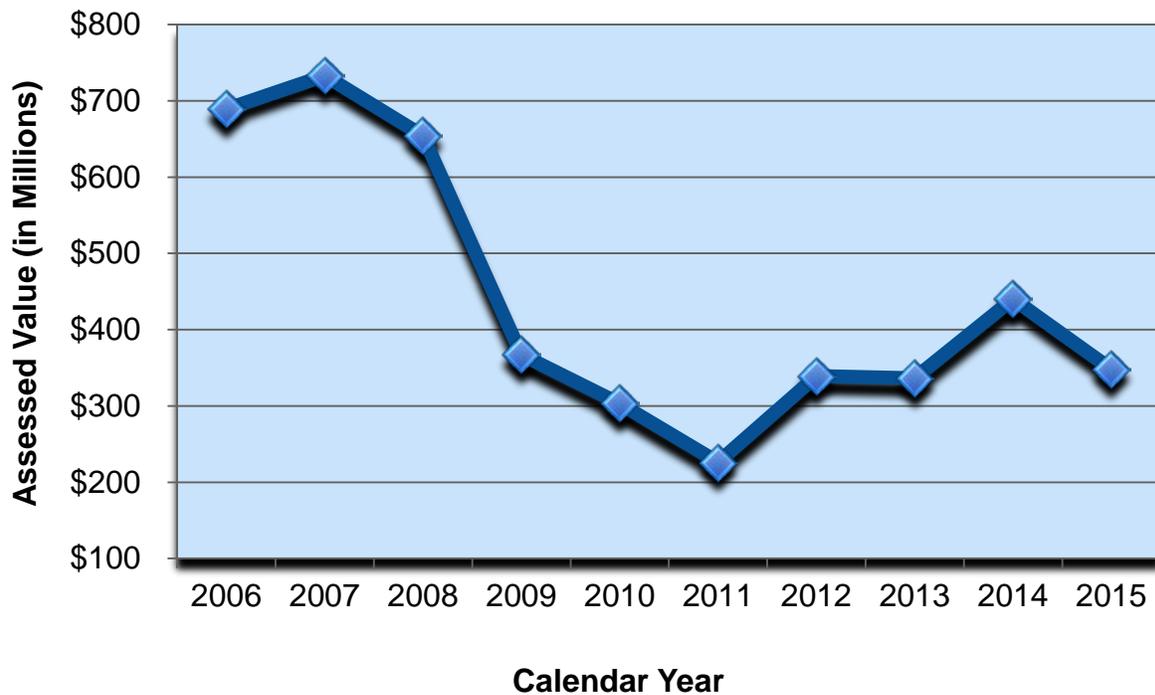
Total New Construction	\$348,247,100	100%
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**Buildings/structures only (excludes land).*

ANNUAL NEW CONSTRUCTION

2015	\$348,247,100
2014	\$439,851,100
2013	\$336,129,500
2012	\$338,677,500
2011	\$225,704,212
2010	\$302,865,692
2009	\$366,831,498
2008	\$653,804,225
2007	\$732,890,197
2006	\$689,402,394

**Buildings/structures only (excludes land).*

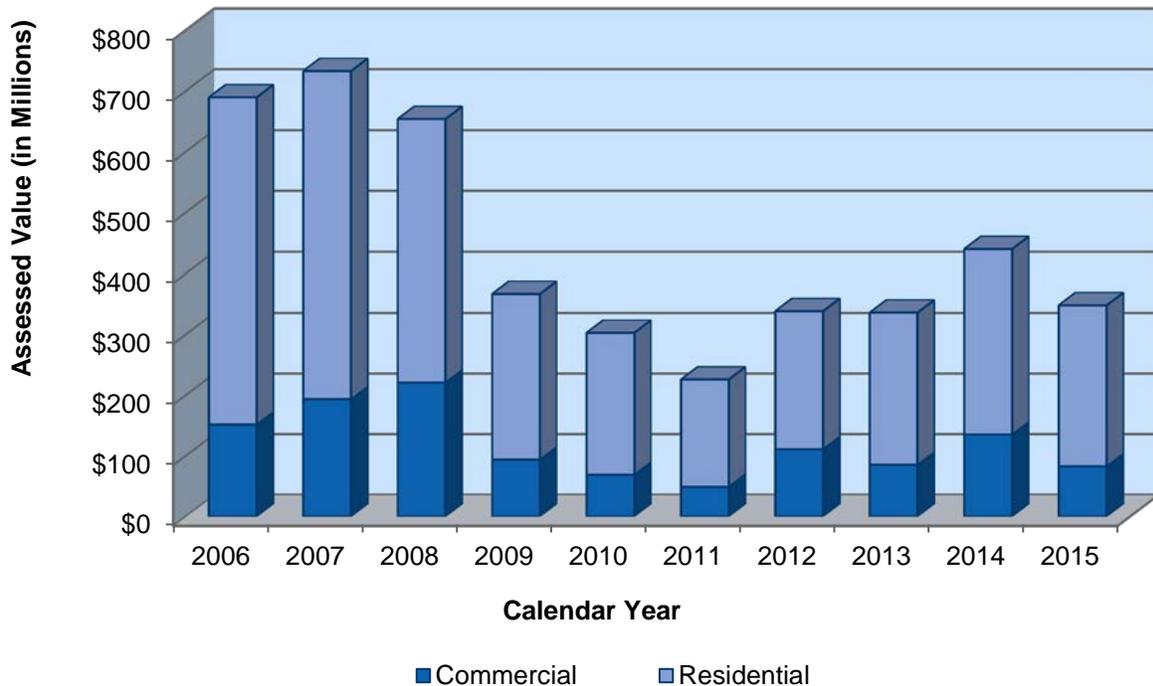


VALUE OF YEARLY NEW CONSTRUCTION*

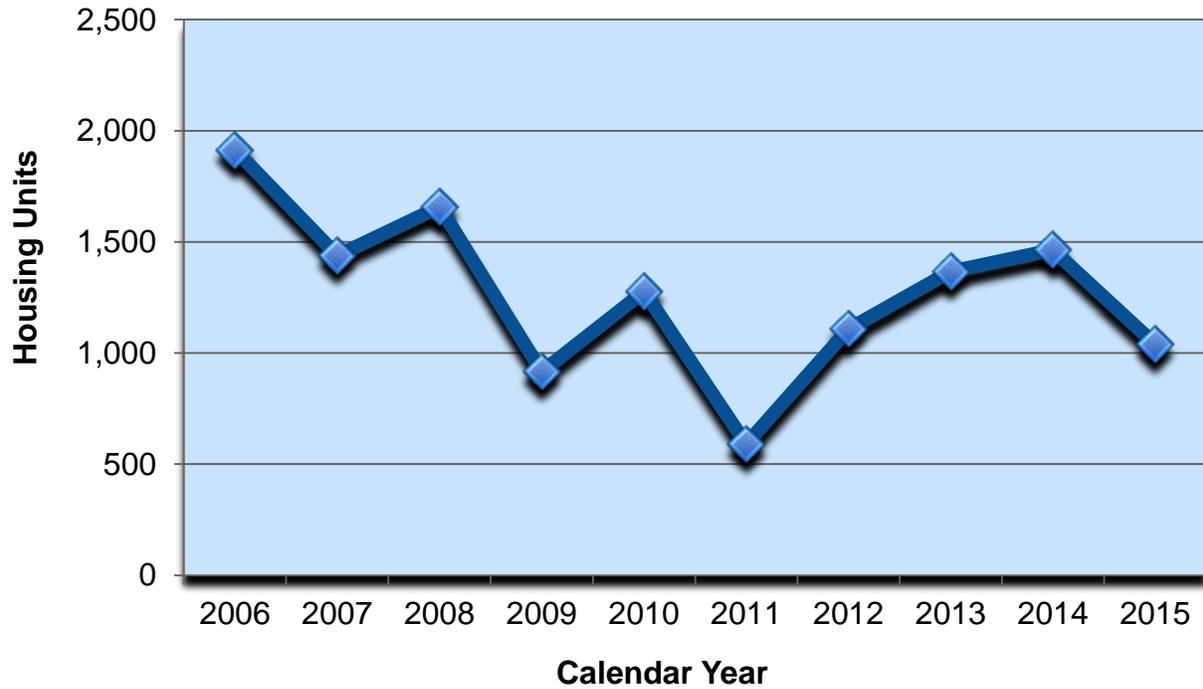
(In Millions of Dollars)

Year	Total	Commercial	Residential
2015	\$348.2	\$ 82.8 (23.8%)	\$265.4 (76.2%)
2014	\$439.9	\$135.3 (30.7%)	\$304.6 (69.3%)
2013	\$336.1	\$ 85.2 (25.4%)	\$250.9 (74.6%)
2012	\$338.6	\$111.0 (32.8%)	\$227.6 (67.2%)
2011	\$225.7	\$ 48.8 (21.6%)	\$176.9 (78.4%)
2010	\$302.8	\$ 68.8 (22.7%)	\$234.0 (77.3%)
2009	\$366.8	\$ 93.8 (25.6%)	\$273.0 (74.4%)
2008	\$653.8	\$220.8 (33.8%)	\$433.0 (66.2%)
2007	\$732.8	\$193.4 (26.4%)	\$539.4 (73.6%)
2006	\$689.4	\$151.5 (22.0%)	\$537.9 (78.0%)

*Buildings/structures only (excludes land).

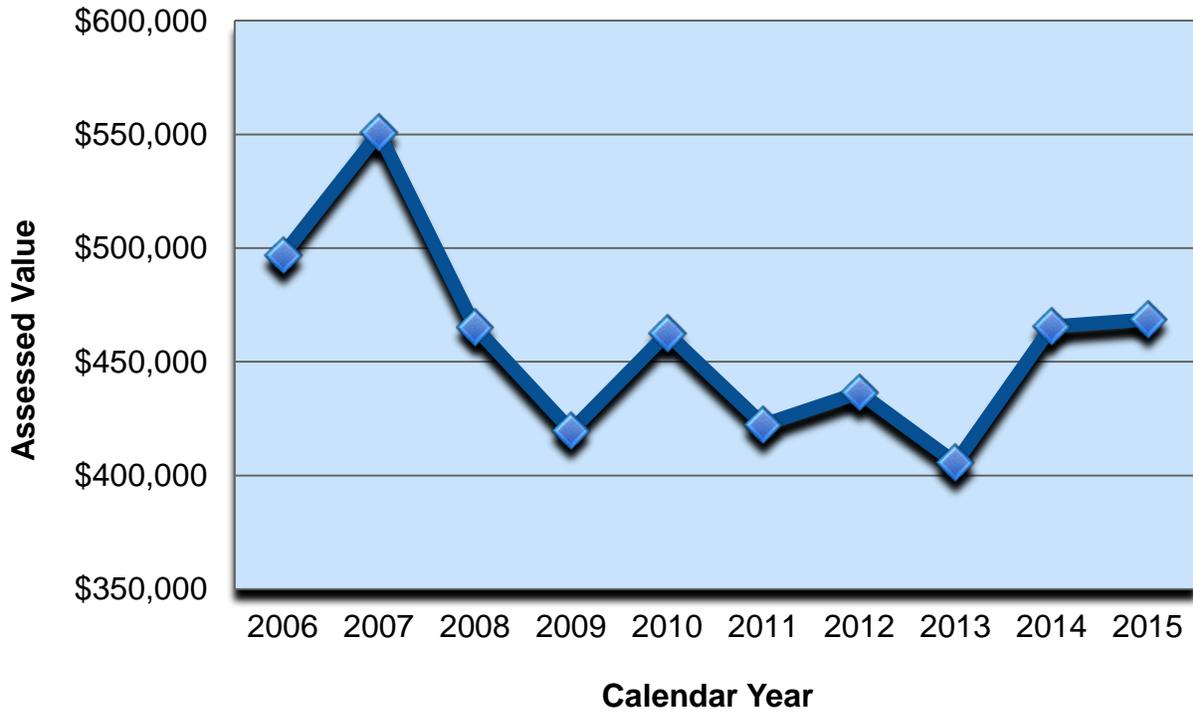


NUMBER OF NEW HOUSING UNITS BUILT



Year	Homes	Duplex Units	Apartment Units	Total Housing Units
2015	686	24	329	1,039
2014	542	10	912	1,464
2013	661	4	702	1,367
2012	532	6	570	1,108
2011	566	4	20	590
2010	541	20	716	1,277
2009	770	10	136	916
2008	1,050	22	586	1,658
2007	1,376	18	45	1,439
2006	1,499	16	398	1,913

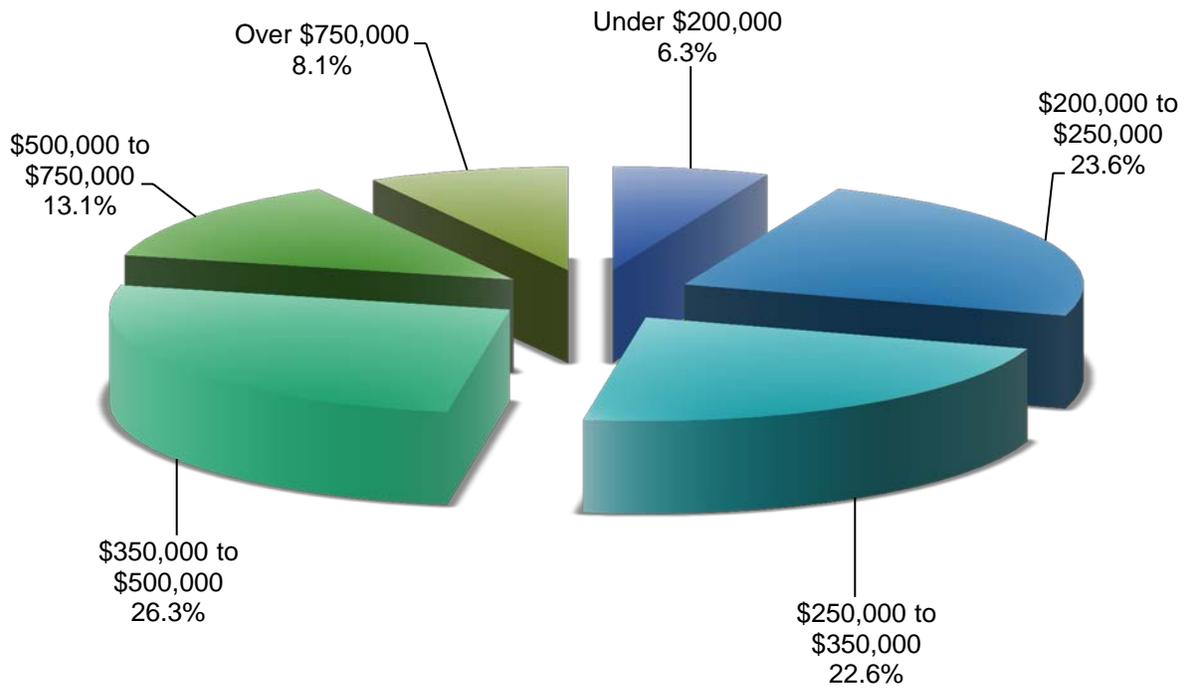
AVERAGE ASSESSMENT ON A NEW HOME



Year	Median	Mean
2015	\$390,600	\$468,700
2014	\$394,300	\$465,500
2013	\$358,500	\$405,500
2012	\$346,000	\$436,400
2011	\$360,600	\$422,300
2010	\$347,600	\$462,500
2009	\$331,700	\$419,700
2008	\$335,700	\$465,200
2007	\$378,300	\$550,700
2006	\$398,500	\$496,900

**Rounded to nearest \$100*

NEW HOME CONSTRUCTION BY VALUE RANGE



PERCENTAGE BY PROPERTY VALUE RANGE

Residential Value Range	Percentage of New Homes
Under \$200,000	6.3%
\$200,000 to \$250,000	23.6%
\$250,000 to \$350,000	22.6%
\$350,000 to \$500,000	26.3%
\$500,000 to \$750,000	13.1%
Over \$750,000	8.1%

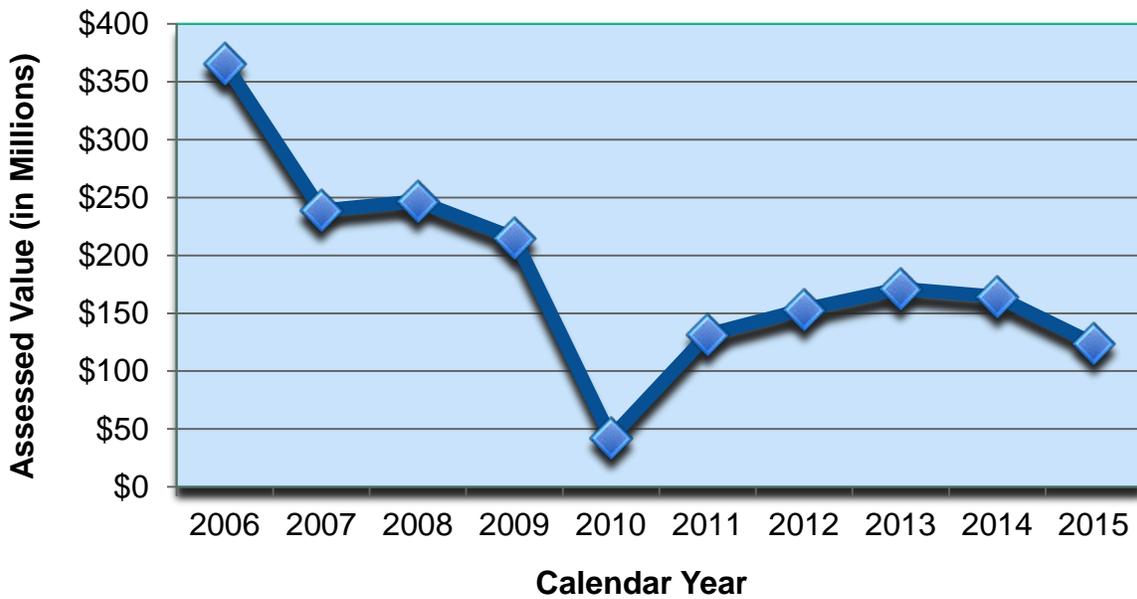
52.5% below \$350,000
47.5% above \$350,000

CHANGE IN LAND

(Re-zonings and Subdivision of Property)

2015	\$123,760,500
2014	\$164,311,567
2013	\$171,428,467
2012	\$153,400,379
2011	\$131,612,797
2010	\$ 42,585,294
2009	\$214,913,363
2008	\$247,025,749
2007	\$238,947,735
2006	\$365,848,868

Yearly estimates projected based upon six months of actual data.



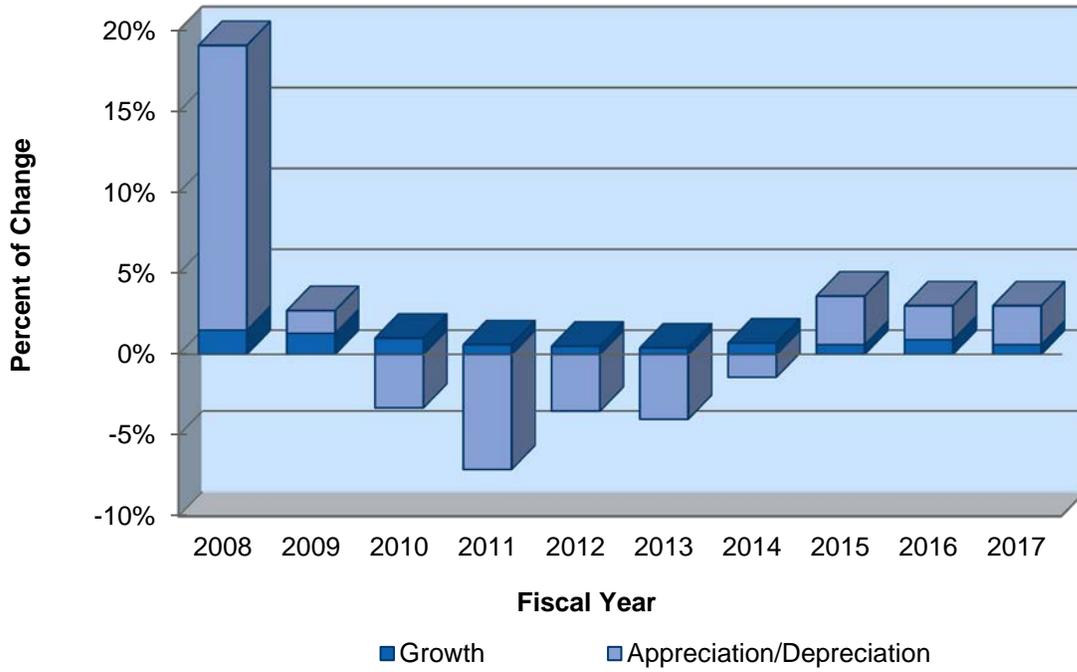
GROWTH AND APPRECIATION/DEPRECIATION

(July 1 Land Book to July 1 Land Book)

Fiscal Year 2017		
Growth (Projected)	\$ 336,509,400	0.6%
Appreciation	<u>1,232,794,600</u>	<u>2.4%</u>
Assessment Change	\$1,569,304,000	3.0%

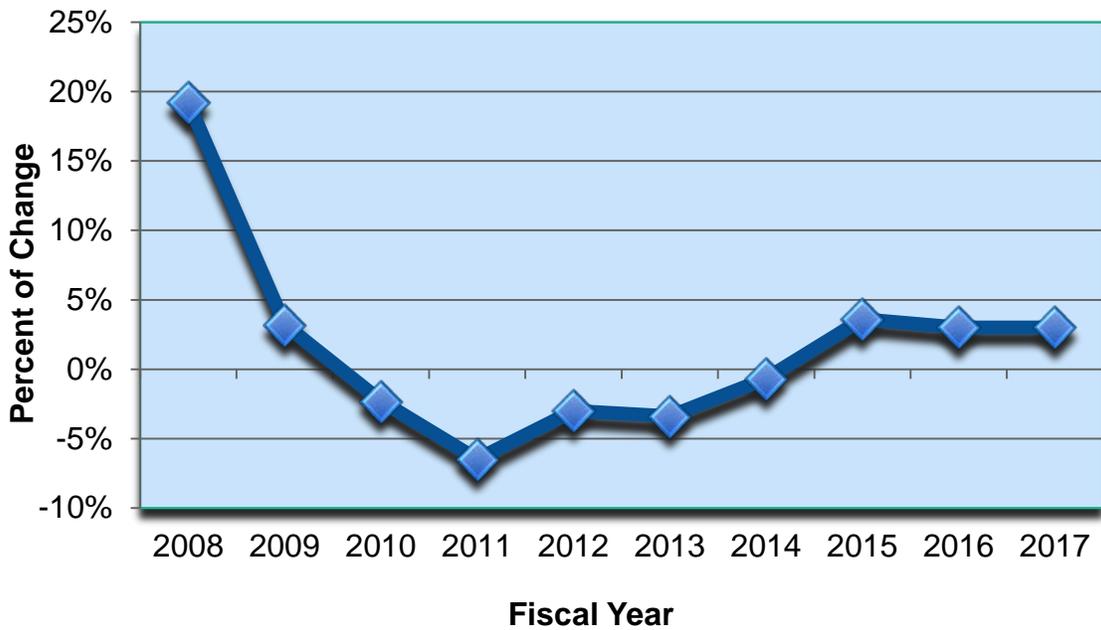
Fiscal Year	Growth	Appreciation/ Depreciation	Assessment Change
2016	0.9%	2.1%	3.0%
2015	0.8%	3.0%	3.8%
2014	1.1%	-1.4%	-0.3%
2013	0.6%	-4.0%	-3.4%
2012	0.7%	-3.5%	-2.8%
2011	0.6%	-6.8%	-6.2%
2010	1.0%	-3.3%	-2.3%
2009	1.8%	1.4%	3.2%
2008	1.7%	17.5%	19.2%
2007	2.0%	19.7%	21.7%
2006	1.7%	20.2%	21.9%

GROWTH AND APPRECIATION/DEPRECIATION



Fiscal Year 2017 (Projected)	
Growth	0.6%
Appreciation	2.4%
Assessment Change	3.0%

Change in Assessment



TAX INCREMENT FINANCING & SPECIAL SERVICE DISTRICTS

Sandbridge District TIF & SSD		
Base Year	FY 1998	\$206.1 Million
Preliminary	FY 2017	\$ 1.1 Billion

Central Business District South TIF*		
Base Year	FY 1999	\$151.8 Million
Preliminary	FY 2017	\$811.1 Million
<u>SSD</u>		
First Year	FY 2003	\$ 18.5 Million
Preliminary	FY 2017	\$419.0 Million

FY 2017 as of January 2016

*CBD South TIF includes the SSD

NEIGHBORHOOD DREDGING

SSD District	FY 2017 Preliminary
Old Donation Creek	\$36.9 Million
Bayville Creek	\$14.9 Million
Shadow Lawn	\$16.0 Million
Chesapeake Colony	\$68.9 Million
Harbour Point	\$21.6 Million
Gills Cove	\$21.0 Million
Hurd's Cove	\$55.4 Million

SSD TAX DEFERRAL

SSD Tax Deferral	1 Recipient	\$2,007
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FY 2017 as of January 2016

VIRGINIA LANDMARKS REGISTER

Partial Real Estate Tax Reduction

FY 2016 Tax Reduction	\$23,665
Hermitage House Keeling House Miller-Masury House/Greystone Manor Pembroke Manor Shirley Hall Thomas Murray House Weblin House Woodhouse House Briarwood Green Hill House Cavalier Hotel	

**Based upon \$0.52 tax rate on historical buildings.*

VIRGINIA BEACH HISTORIC REHABILITATION

Partial Real Estate Tax Reduction

FY 2016 Tax Reduction	\$2,345
4300 Calverton Lane	

REAL ESTATE TAX EXEMPTION/DEFERRAL/FREEZE FOR SENIOR CITIZENS AND DISABLED PERSONS

Fiscal Year 2016

Number of Recipients	Tax Reduction
6,697	\$10,210,940

REAL ESTATE TAX EXEMPTION FOR 100% DISABLED VETERANS and SURVIVING SPOUSES OF MEMBERS OF THE ARMED FORCES KILLED IN ACTION

Fiscal Year 2016

Program Recipients	Tax Reduction
1,098	\$2,987,582

ENERGY EFFICIENT BUILDINGS

Partial Real Estate Tax Reduction

FY 2016 Program Recipients	Tax Reduction	
Residential Properties	46	\$ 43,268
Commercial Properties	15	151,398
Total	61	\$194,666

**Based upon \$0.84 tax rate for qualified buildings.*

LAND USE TAXATION FISCAL YEAR 2016

Number of Parcels Under Program	922
Number of Acres Under Program	32,922
Number of Acres of Land in the City	158,720
Percentage of City's Acreage Under Land Use	21%

Number of Acres in:	Agriculture	17,732
	Forest	9,340
	Open Space	2,200
	Swamp	2,295
	Marsh	1,355
Total		32,922

Deferred Value	\$278,660,500	Deferred Tax	\$2,758,739
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LAND USE TAXATION

Fiscal Year	Acreage Under Land Use Program	Acreage Rolled Back	Roll Back Taxes
2016	32,922	--	--
2015	33,351	241	\$145,030
2014	34,153	115	\$ 268,241
2013	34,650	132	\$ 358,214
2012	34,710	22	\$ 52,345
2011	35,555	13	\$ 54,963
2010	34,773	99	\$ 154,060
2009	34,607	65	\$ 547,164
2008	35,380	541	\$ 1,297,819
2007	35,395	130	\$ 210,529

LAND USE VALUES

Fiscal Year	Agriculture*	Forest*
2017	\$1,970	\$566
2016	\$2,120	\$597
2015	\$1,630	\$456
2014	\$1,190	\$442
2013	\$ 850	\$455
2012	\$ 480	\$463
2011	\$ 470	\$505
2010	\$ 350	\$549
2009	\$ 300	\$550
2008	\$ 320	\$470
2007	\$ 360	\$440

**Based upon per acre Class III agriculture and good forest.*

TAX EXEMPT PROPERTY

Federal Government	178	Parcels	\$5,606,120
State Government	186	Parcels	198,177,100
Local Government	2276	Parcels	3,488,304,200
Regional Government	116	Parcels	118,601,200
Cemeteries & Graves	90	Parcels	2,834,600
Religious	354	Parcels	614,623,300
Educational	26	Parcels	405,878,200
Fire & Rescue Squads	8	Parcels	9,109,900
Benevolent	22	Parcels	18,477,200
Charitable	516	Parcels	543,651,000
Totals	3,772	Parcels	\$11,005,776,700

Cemeteries and Graves	Section 58.1-3606A (3), B	\$ 2,834,600
Religious	Section 58.1-3606A(2), B	
Churches		\$ 605,589,000
Parsonages		\$ 14,720,500
Armed Services of YMCA		\$ 770,100
Salvation Army		\$ 9,599,600
Union Mission, Inc.		\$ 4,770,900
YMCA of Tidewater, Inc.		\$ 14,037,800
Franciscan Sisters of St. Joseph		\$ 203,400
Educational	Section 58.1-3606A(4), B	
Association for Research & Enlightenment		\$ 12,961,600
Cape Henry Collegiate School		\$ 20,362,700
Catholic High School		\$ 16,173,800
Friends School		\$ 8,498,300
Gateway Christian School		\$ 5,686,200
Old Dominion University, Real Estate Foundation		\$ 22,362,600
Regent University		\$ 135,431,200
State Board for Community Colleges		\$ 94,954,100
THSB, LLC		\$ 455,900
UJFT Community Campus LLC		\$ 15,019,000
Virginia Wesleyan College		\$ 74,342,200
Fire and Rescue Squads	Section 58.1-3610	
Chesapeake Beach Volunteer Fire		\$ 1,111,200
Ocean Park Volunteer Fire		\$ 1,120,100
Princess Anne Courthouse Volunteer Fire		\$ 337,100
Virginia Beach Rescue Squad, Inc.		\$ 6,541,500

Benevolent		Section 58.1-3606A(7), B 3607A(1), 3650.1-650.443	
Columbian Club of Virginia Beach	\$		627,700
Disabled American Veterans	\$		751,600
Elks Lodge	\$		180,200
Fraternal Order of Eagles	\$		938,500
Masonic Lodges	\$		5,740,400
Moose Lodge	\$		2,274,900
O.S.I.A. of Tidewater, Inc. (Roma Lodge)	\$		602,200
General MacArthur Memorial Post	\$		608,400
Charitable		Section 58.1-3606A(5), A(7), A(8), B, 3607(A)1, 3608, 3611, 3613, 3614, 3618, 3650.1-3650.904	
Association for Preservation of Va. Antiquities (Lynnhaven & Wishart Houses and Cape Henry Lighthouse)	\$		161,500
Boys Club of Norfolk	\$		3,545,400
Children's Hospital of the Kings Daughters, Inc.	\$		11,506,600
Little Theater of Virginia Beach	\$		981,300
Planned Parenthood of Southeastern Virginia	\$		3,372,800
Princess Anne County Historical Society (Wolfsnare Plantation)	\$		594,000
Sentara Princess Anne Hospital	\$		148,923,000
Sentara Virginia Beach General Hospital	\$		139,630,900
Tidewater Council of Boy Scouts, etc.	\$		1,074,100
Virginia Beach SPCA	\$		1,715,600

**EXEMPTED BY THE GENERAL ASSEMBLY WITH
COUNCIL ENDORSEMENT**

Al Anon Family Group Headquarters, Inc.	\$ 2,844,300
Baycliff Civic League, Inc.	\$ 598,900
Beach Health Clinic, Inc.	\$ 1,093,700
Beth Sholom Home of Eastern Virginia	\$ 625,700
Beth Sholom Terrace	\$ 13,604,300
Birdneck Point Community League	\$ 169,700
Biznet, Inc.	\$ 1,681,900
Blackwater Creeds Foundation	\$ 1,062,500
Branch 99 Fleet Reserve Associates, Inc.	\$ 535,500
CAMG-A, Inc.	\$ 113,100
CAMG-AA, Inc.	\$ 232,900
CAMG-B, Inc.	\$ 149,000
CAMG-C, Inc.	\$ 139,900
CAMG-D, Inc.	\$ 113,400
CAMG-E, Inc.	\$ 208,300
CAMG-F, Inc.	\$ 201,800
CAMG-H, Inc.	\$ 149,600
CAMG-J, Inc.	\$ 194,300
CAMG-O, Inc.	\$ 205,800
Carolanne Farm Swim Club, Inc.	\$ 464,500
Chesapeake Bay Foundation, Inc.	\$ 2,095,800
Chinese Community Associates of Hampton Roads, etc.	\$ 1,207,800
Club Brittany, Inc.	\$ 1,103,700
Community Alternatives Management Group	\$ 8,570,800
Council of United Filipino Organizations	\$ 2,365,900
Diamond Springs Civic League, Inc.	\$ 194,000
Habitat for Humanity of South Hampton Roads, Inc.	\$ 172,100
Holland Meadows Swim & Racquet Club, Ltd.	\$ 287,900
Judeo Christian Outreach Center, Inc.	\$ 1,702,800
Kings Grant Community League, Inc.	\$ 740,600
Larkspur Civic League, Ltd.	\$ 745,800
Little Neck Swim & Racquet Club, Inc.	\$ 2,558,100
Marian Manor, Inc.	\$ 6,840,900
Nature Conservancy	\$ 1,892,000
North Alanton Civic League, Inc.	\$ 2,061,100
Our Lady of Perpetual Help	\$ 9,853,200

Outreach for Christ, Inc.	\$	336,700
Pembroke Manor Recreation, Inc.	\$	182,800
Pembroke Meadows Civic League, Inc.	\$	961,700
Pine Ridge Civic League, Ltd.	\$	62,600
Russell House, Inc.	\$	8,196,300
Salem Woods Civic Association, Inc.	\$	102,800
Samaritan House, Inc.	\$	4,375,900
Southeastern Virginia Housing Corporation	\$	1,016,700
Sugar Plum, Inc.	\$	1,230,500
Sullivan House	\$	14,805,900
UJFT Community Campus, LLC (Jewish Family Services)	\$	2,328,300
Vetshouse, Inc.	\$	512,700
Virginia Beach Christian Outreach Group	\$	825,200
Virginia Beach Community Trust	\$	245,600
Virginia Beach Community Development Corp.	\$	35,967,300
Virginia Beach Ecumenical Housing	\$	1,012,800
Zion Place, Inc.	\$	6,391,700

EXEMPTED BY CITY COUNCIL

American Cancer Society, South Atlantic Division	\$ 2,602,700
Aragona-Pembroke Little League, Inc.	\$ 518,200
Disabled American Veterans Combining Chapters Thrift Stores	\$ 5,261,000
Equi-Kids Therapeutic Riding Programs	\$ 2,027,700
Fraternal Order of Police Virginia Beach	\$ 1,581,600
Goodwill Industries of Central Virginia	\$ 430,200
Hampton Roads Youth Hockey Assoc.	\$ 1,597,100
Heart Havens, Inc.	\$ 265,800
Kim's Microboard, Inc.	\$ 209,100
Love & Caring for Homeless, Ltd.	\$ 259,700
Mercy Medical Airlift	\$ 600,400
Onesimus Ministries of Norfolk, Inc.	\$ 252,700
OS HC, LLC (Operation Smile Headquarters)	\$ 13,070,700
St. Gregory The Great Catholic Church	\$ 3,195,200
United Cerebral Palsy of S & C Va.	\$ 432,900
Vanguard Landing, Inc.	\$ 1,968,100
Virginia Baptist Children's Home & Family Services	\$ 564,600
Virginia Beach Airport, LLC	\$ 9,908,600
Virginia Beach Events Unlimited	\$ 849,400