

Average Percent
of
Assessment Change
of
Residential Neighborhoods
by
District

Fiscal Year 2013-2014



City of Virginia Beach

VBgov.com

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

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

February 21, 2013

The Honorable Mayor William Sessoms
and Members of City Council

Dear Mayor and Council Members:

Attached is a listing of average neighborhood assessment changes from FY 2013 to FY 2014. Individual properties in a given neighborhood may have experienced a different assessment change for a variety of reasons.

If I can provide any further data or analysis, please contact me at 385-8549.

Sincerely,

J. D. Banagan, ASA
Real Estate Assessor

JDB/trw

Attachments

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

BAYSIDE

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|---------------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| 3556 SHORE DRIVE CONDO | 34 | 34 | -3.05 | \$419,015 | \$373,800 |
| ADKINS RESERVE/THE OAKS | 63 | 63 | -4.07 | \$131,043 | \$135,400 |
| AERIES ON THE BAY SF | 29 | 29 | 0 | \$403,617 | \$421,900 |
| AERIES ON THE BAY TOWNHOUSES | 211 | 211 | 0 | \$278,130 | \$279,800 |
| AMPHIBIOUS MANOR | 52 | 51 | 0 | \$201,144 | \$198,750 |
| ANTHONY HOMES | 26 | 26 | 0 | \$178,438 | \$182,350 |
| ARAGONA VILLAGE | 3005 | 2988 | 0 | \$165,510 | \$164,400 |
| BAYLAKE BEACH/PINES | 336 | 330 | -0.64 | \$453,534 | \$365,500 |
| BAYSIDE PLACE/ESTATES | 49 | 49 | -4.64 | \$241,045 | \$240,700 |
| BAYSIDE VILLAS | 83 | 83 | -3.01 | \$119,245 | \$119,500 |
| BAYVILLE COVE | 18 | 18 | 0 | \$317,800 | \$306,700 |
| BAYVILLE GARDENS/PARK | 199 | 197 | 12.08 | \$220,136 | \$213,900 |
| BAYVISTA CONDOS | 27 | 27 | -14.8 | \$585,119 | \$523,300 |
| BRADFORD ACRES | 43 | 42 | 0 | \$209,865 | \$206,300 |
| BRADFORD PARK | 42 | 41 | 0 | \$199,760 | \$197,050 |
| BRADFORD TERRACE | 68 | 68 | 0 | \$189,046 | \$185,100 |
| BROADMEADOWS CONDO | 16 | 16 | 0 | \$87,300 | \$87,300 |
| BURTON STATION | 33 | 16 | 0 | \$101,831 | \$101,500 |
| CAMPUS EAST TOWNHOMES | 773 | 773 | -0.81 | \$117,124 | \$118,400 |
| CHES BCH/BCHWLKLNK/PLEASURELK | 17 | 17 | 0 | \$262,582 | \$236,800 |
| CHES BCH/COASTAL VW/TRANQUILITY | 32 | 32 | -6.91 | \$249,175 | \$242,700 |
| CHES BCH/PH STNLNDG/CHESBCHE | 67 | 67 | -20.6 | \$112,663 | \$113,000 |
| CHESA HOUSE ON THE BAY | 120 | 120 | -2.78 | \$208,165 | \$197,400 |
| CHESAPEAKE BEACH | 606 | 547 | 0 | \$391,149 | \$347,100 |
| CHESAPEAKE BEACH ATTACHED | 365 | 365 | -1.73 | \$335,841 | \$302,700 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
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BAYSIDE

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|--------------------------------|--------------------------|------------------------------|----------------------|-------------|-------------|
| CHESAPEAKE BEACH BAY LAKE COND | 50 | 50 | -2.91 | \$192,612 | \$193,400 |
| CHESAPEAKE BEACH BAY QUARTER C | 64 | 64 | 4.341 | \$158,652 | \$158,300 |
| CHESAPEAKE BEACH BAY WIND COND | 15 | 15 | 0 | \$152,220 | \$151,200 |
| CHESAPEAKE BEACH BAYSIDE CORP | 18 | 18 | -2.72 | \$173,422 | \$171,300 |
| CHESAPEAKE BEACH BEACH BAY CON | 27 | 27 | 5.775 | \$264,374 | \$264,300 |
| CHESAPEAKE BEACH DUPLEX | 181 | 181 | -6.4 | \$336,892 | \$287,700 |
| CHESAPEAKE BEACH HOLLIS ROAD C | 18 | 18 | 0 | \$137,667 | \$134,500 |
| CHESAPEAKE BEACH MARTINIQUE CO | 13 | 13 | 20.02 | \$283,000 | \$283,000 |
| CHESAPEAKE BEACH NORTH BEACH C | 60 | 60 | -5.37 | \$149,453 | \$151,000 |
| CHESAPEAKE BEACH WATERSPOINT | 20 | 20 | -2.78 | \$212,820 | \$213,050 |
| CHESAPEAKE BEACH WOODS OF CHES | 25 | 25 | -0.95 | \$212,932 | \$209,300 |
| CHESAPEAKE BEACH/HARBOR OAKS | 12 | 12 | 0 | \$275,700 | \$275,650 |
| CHURCH POINT | 186 | 185 | -5.82 | \$633,085 | \$614,400 |
| CHURCH POINT BISHOPS COURT | 34 | 34 | -5.55 | \$508,912 | \$504,750 |
| CHURCH POINT SECTION I | 123 | 123 | -9.14 | \$406,807 | \$408,600 |
| CHURCH POINT WATERFRONT | 39 | 36 | -3.02 | \$1,142,038 | \$1,155,600 |
| CRYSTAL PT/HERON ROOST | 31 | 31 | -5.36 | \$525,342 | \$447,200 |
| CTRE GREEN CYPRESS PT COUNTRY | 125 | 125 | 0 | \$196,390 | \$201,100 |
| CTRE GREEN CYPRESS PT GARDEN V | 80 | 80 | -11.0 | \$135,561 | \$135,900 |
| CYPRESS POINT | 149 | 149 | -3.35 | \$299,723 | \$303,700 |
| CYPRESS POINT COMMONS | 70 | 70 | -4.44 | \$166,266 | \$165,900 |
| CYPRESS POINT CUSTOM HOMES | 229 | 227 | -12.1 | \$408,971 | \$391,600 |
| CYPRESS POINT DEFORD LTD | 60 | 59 | -9.96 | \$327,188 | \$334,700 |
| CYPRESS POINT NORTH | 117 | 117 | -1.88 | \$334,262 | \$322,000 |
| CYPRESS POINT NORTH MOORES PON | 30 | 29 | -2.66 | \$392,013 | \$385,500 |

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Date: 2/14/2013

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|--------------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| CYPRESS POINT NORTH TOWNHOUSES | 39 | 39 | -4.68 | \$205,756 | \$210,900 |
| CYPRESS POINT TH | 73 | 73 | 9.309 | \$181,821 | \$182,400 |
| CYPRESS POINT TRADITIONS CONDO | 174 | 174 | -2.90 | \$208,963 | \$211,200 |
| DIAMOND LAKE ESTATES | 101 | 101 | 0 | \$167,723 | \$165,300 |
| DIAMOND SPRING HOMES | 538 | 536 | 0 | \$182,988 | \$171,300 |
| DONATION SHORES | 43 | 43 | 0.064 | \$478,316 | \$456,800 |
| FENTRESS TOWN | 261 | 235 | 0.308 | \$191,937 | \$187,700 |
| GARDENWOOD PARK | 223 | 223 | -2.17 | \$194,195 | \$184,400 |
| GARNETT POINTE CONDOS | 16 | 16 | 0 | \$212,475 | \$202,650 |
| GARNETTS WATCH | 40 | 40 | -5.09 | \$253,820 | \$252,250 |
| GOVERNOR SQUARE | 71 | 71 | -11.2 | \$170,728 | \$168,100 |
| GRAYSON POND | 79 | 79 | -14.3 | \$184,016 | \$196,900 |
| HAYGOOD ESTATE CONDOS | 39 | 39 | -10.7 | \$218,231 | \$218,200 |
| HAYGOOD POINT | 284 | 284 | -2.25 | \$337,401 | \$327,250 |
| HERMITAGE | 99 | 99 | -14.9 | \$121,206 | \$121,900 |
| HESTER PROPERTY | 32 | 31 | 0 | \$253,931 | \$192,200 |
| HODGEMAN PLAT | 84 | 78 | 0 | \$183,556 | \$191,250 |
| HUDGINS SHORES | 45 | 45 | 0.632 | \$463,000 | \$387,200 |
| L & J GARDENS | 135 | 128 | 0 | \$212,537 | \$210,400 |
| LAKE CYPRESS CONDO | 132 | 132 | -17.3 | \$108,205 | \$109,400 |
| LAKE FRONT VILLAGE | 55 | 55 | -19.1 | \$100,293 | \$99,400 |
| LAKE SHORES | 570 | 564 | 0 | \$274,190 | \$250,550 |
| LAKE SMITH CONDOMINIUM | 180 | 180 | -23.9 | \$126,878 | \$127,300 |
| LAKE SMITH TERRACE | 546 | 546 | -3.83 | \$273,046 | \$258,400 |
| LAKEVIEW PARK | 210 | 195 | -5.33 | \$276,150 | \$249,450 |

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|------------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| LAKEVIEW SHORES | 279 | 278 | 0.157 | \$227,499 | \$200,400 |
| LAWSON FOREST | 124 | 123 | 0 | \$229,835 | \$222,400 |
| LYNBROOK LANDING | 412 | 412 | -10.9 | \$102,862 | \$103,100 |
| LYNBROOK LANDING SF | 187 | 187 | -10.9 | \$171,938 | \$168,000 |
| MARINERS LANDING | 151 | 151 | 0 | \$227,626 | \$226,100 |
| NEWSOME FARM | 174 | 141 | -0.01 | \$225,685 | \$201,300 |
| NEWSOME FARM HAYGOOD SQUARE | 25 | 25 | 0 | \$205,044 | \$201,600 |
| NEWSOME FARM/DIAMOND COMMONS | 45 | 45 | -4.86 | \$212,529 | \$212,800 |
| NORTH BEACH CONDOS | 168 | 168 | 5.972 | \$83,400 | \$83,400 |
| NORTHRIDGE | 368 | 368 | -11 | \$97,518 | \$99,300 |
| OCEAN PARK | 109 | 93 | 0.055 | \$498,466 | \$380,200 |
| OCEAN PARK CONDO | 338 | 338 | 0.245 | \$381,334 | \$363,400 |
| OCEAN PARK DUPLEX | 87 | 86 | 0.506 | \$299,830 | \$264,900 |
| OLD DONATION FARM | 41 | 41 | 0.040 | \$651,276 | \$683,100 |
| OLD DONATION MANOR | 96 | 96 | 0.113 | \$302,039 | \$298,500 |
| OLD DONATION TOWNHOUSE | 28 | 28 | -11.5 | \$186,432 | \$186,100 |
| PELICAN DUNES CONDO | 60 | 56 | -1.32 | \$324,298 | \$329,000 |
| PELICAN DUNES SF | 120 | 115 | 0 | \$330,783 | \$328,600 |
| PEMBROKE CROSSING COND | 88 | 88 | -30.7 | \$110,581 | \$110,150 |
| PEMBROKE MANOR | 822 | 821 | -5.60 | \$188,898 | \$180,100 |
| PEMBROKE MEADOWS | 512 | 512 | -7.15 | \$252,787 | \$235,850 |
| PEMBROKE TH | 180 | 180 | -7.27 | \$139,118 | \$135,500 |
| PIER POINTE LDG CONDO | 85 | 85 | -18.6 | \$83,182 | \$89,700 |
| REID TOWN | 31 | 28 | 0 | \$243,979 | \$253,200 |
| RIDGELY MANOR/BELMEADE | 158 | 158 | 0.713 | \$320,304 | \$321,600 |

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|--------------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| RIDGELY MANOR/FARRCROFT | 172 | 172 | -3.32 | \$174,180 | \$173,900 |
| RIDGELY MANOR/GRACE HILL | 112 | 112 | 0 | \$215,172 | \$216,800 |
| RIDGELY MANOR/NORTH SHORE | 82 | 52 | -0.28 | \$613,250 | \$578,150 |
| RIDGELY MANOR/SOUTHMOOR VLG | 270 | 270 | 0 | \$154,879 | \$157,900 |
| RIDGELY MANOR/WESTBRIAR | 174 | 174 | -5.53 | \$232,286 | \$231,700 |
| SAJO FARMS | 67 | 66 | 0 | \$389,506 | \$382,400 |
| SAW PEN POINT | 94 | 89 | 0.131 | \$689,127 | \$599,550 |
| SAW PEN POINT BAY HILL | 23 | 18 | 0 | \$604,617 | \$592,100 |
| SAW PEN POINT WITCHDUCK FARMS | 29 | 28 | 0 | \$568,503 | \$559,100 |
| SOLARTOWNE | 63 | 63 | -5.69 | \$120,490 | \$121,800 |
| STAPLESMILL CHASE | 126 | 126 | -10.4 | \$134,890 | \$132,400 |
| SUMMERSET LAKE CONDO | 94 | 94 | 0 | \$219,519 | \$225,100 |
| THOROUGHGOOD COLONY | 150 | 150 | -3.71 | \$198,497 | \$198,000 |
| THOROUGHGOOD ESTATES | 143 | 143 | 0.093 | \$372,740 | \$368,300 |
| THOROUGHGOOD/BLACKTHORNE | 909 | 901 | -3.49 | \$385,929 | \$317,300 |
| THREE SHIPS LANDING | 48 | 48 | 0 | \$286,619 | \$287,550 |
| VICTORIA PARK CONDOS | 122 | 122 | -1.96 | \$45,100 | \$45,100 |
| VILLAGE SPRINGS CONDO | 49 | 49 | -19.9 | \$99,753 | \$101,500 |
| VILLAS AT LAKE LAWSON | 30 | 30 | -6.76 | \$237,940 | \$243,000 |
| WATER OAKS CONDOMINIUM | 28 | 24 | 0 | \$429,821 | \$444,100 |
| WATER OAKS CONDOS B | 28 | 28 | 8.388 | \$303,954 | \$302,900 |
| WESLEYAN CHASE | 359 | 359 | -4.62 | \$233,372 | \$232,100 |
| WESLEYAN CHASE TH RG MOORE | 170 | 170 | 0 | \$126,696 | \$127,800 |
| WESLEYAN CHASE TH URBAN CONCEP | 49 | 49 | 0 | \$151,290 | \$151,200 |
| WESLEYAN PINES | 162 | 162 | -4.38 | \$270,898 | \$269,750 |

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|---------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| WESLEYAN PINES VA TECH CT | 13 | 13 | -9.82 | \$449,538 | \$423,500 |
| WISHART COVE | 96 | 96 | 0.054 | \$486,993 | \$430,150 |
| WISHART LAKE | 23 | 23 | -6.38 | \$445,683 | \$403,100 |
| WITCHDUCK | 132 | 123 | 0.034 | \$688,911 | \$622,800 |
| WITCHDUCK ARMS TH | 24 | 24 | -1.16 | \$182,842 | \$181,000 |
| WITCHDUCK LAKE CONDOS | 196 | 196 | -6.72 | \$222,808 | \$229,700 |
| WITCHDUCK LANDING | 110 | 110 | -2.98 | \$191,096 | \$188,300 |
| WITCHDUCK WOODS CONDO | 100 | 100 | 0 | \$203,409 | \$206,600 |
| WITCHGATE COURT CONDO | 16 | 16 | -23 | \$102,900 | \$102,900 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
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Date: 2/14/2013

BEACH

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|----------------------------|--------------------------|------------------------------|----------------------|-------------|-------------|
| 3800 OCEANFRONT CONDO | 50 | 50 | 4.888 | \$483,604 | \$476,400 |
| 921 OCEANS CONDO | 24 | 24 | -5.96 | \$740,133 | \$743,900 |
| BAY BREEZE CONDO | 28 | 28 | 0 | \$251,486 | \$253,600 |
| BEACONS REACH | 52 | 52 | -2.49 | \$166,635 | \$162,800 |
| BIRDNECK ACRES | 36 | 35 | 0 | \$326,747 | \$284,100 |
| BIRDNECK COMMON CONDOS | 23 | 23 | -2.67 | \$211,383 | \$214,600 |
| BIRDNECK LAKE | 185 | 185 | 0 | \$316,468 | \$312,600 |
| BIRDNECK NORTH CONDO | 104 | 104 | -6.14 | \$156,962 | \$157,500 |
| BIRDNECK VILLAS | 72 | 72 | -10.3 | \$154,817 | \$151,200 |
| BROCKS BRIDGE | 20 | 14 | 0 | \$144,079 | \$130,750 |
| BROOKGREENE COMMONS | 87 | 87 | -5.35 | \$215,210 | \$215,300 |
| CARDINAL ESTATES | 254 | 210 | 0 | \$102,132 | \$102,550 |
| CHELTENHAM SQUARE | 81 | 81 | 0 | \$244,675 | \$244,000 |
| CHESOPEIAN COLONY | 264 | 263 | -6.06 | \$419,383 | \$408,150 |
| CHESTERFIELD STATION | 100 | 100 | 0 | \$121,265 | \$121,400 |
| COLONNADE | 35 | 35 | 0 | \$196,109 | \$207,800 |
| COLONY ACRES | 17 | 14 | 0 | \$310,750 | \$308,400 |
| COQUINA A CONDOMINIUM | 61 | 61 | -2.21 | \$209,689 | \$206,200 |
| COVE AT GREAT NECK | 32 | 32 | 0 | \$194,041 | \$201,550 |
| CRAWFORD PLACE | 11 | 10 | 0 | \$132,982 | \$95,400 |
| CRIPPLE CREEK TH | 29 | 29 | 0 | \$132,859 | \$128,800 |
| CROATAN | 233 | 222 | 1.910 | \$684,319 | \$601,400 |
| CROATAN BEACH | 218 | 213 | 0 | \$642,017 | \$631,600 |
| CROATAN BEACH/ATLANTIC AVE | 72 | 61 | 0.146 | \$1,893,580 | \$1,853,000 |
| DEERWOOD TRACE | 159 | 159 | 0 | \$144,433 | \$141,500 |

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|------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| DOLPHIN RUN CONDO | 110 | 110 | -15 | \$319,384 | \$297,500 |
| EDGEWATER CONDOMINIUMS | 55 | 55 | 0 | \$360,995 | \$359,800 |
| EGRET LANDING | 41 | 41 | -30.6 | \$106,615 | \$100,600 |
| EUREKA PARK | 42 | 42 | 0 | \$154,702 | \$147,550 |
| GATEWOOD PARK | 91 | 78 | -4.38 | \$174,047 | \$166,900 |
| GATEWOOD PARK DUPLEX | 31 | 31 | 0 | \$181,255 | \$171,900 |
| GLENEAGLE CONDOMINIUM | 36 | 36 | 0 | \$162,469 | \$169,900 |
| GREAT NECK GROVE | 144 | 144 | 0 | \$142,285 | \$142,800 |
| HARBOUR POINT | 120 | 45 | 0 | \$657,744 | \$565,200 |
| HARBOUR POINT CONDO | 172 | 172 | -5.01 | \$202,430 | \$197,600 |
| HERONS COVE | 192 | 192 | -5.60 | \$159,416 | \$162,600 |
| HIDDEN SHORES CONDO | 28 | 28 | 0 | \$205,732 | \$203,050 |
| HILLTOP MANOR | 212 | 211 | -1.82 | \$194,169 | \$186,600 |
| HILLTOP SOUTH | 93 | 93 | -15.2 | \$93,406 | \$92,600 |
| HOLLAND FARMS | 111 | 111 | 0 | \$170,093 | \$167,900 |
| HOLLY DUNES | 20 | 20 | -6.24 | \$343,485 | \$363,300 |
| HUNTWICK CONDOMINIUM | 15 | 15 | -2.27 | \$482,267 | \$484,000 |
| HUTTON TERRACE | 19 | 19 | 0 | \$143,816 | \$143,800 |
| KENSTOCK | 116 | 115 | 0 | \$301,862 | \$304,250 |
| KINGSWOOD SQUARE | 27 | 23 | 0 | \$152,474 | \$161,000 |
| LAFONDA CONDOMINIUM | 22 | 22 | 0 | \$95,945 | \$101,200 |
| LAKE PLACID | 578 | 577 | 0 | \$215,521 | \$214,600 |
| LAMPLIGHT MANOR | 131 | 131 | -3.52 | \$183,556 | \$181,700 |
| LIGHTHOUSE POINT CONDO | 30 | 30 | 0 | \$317,130 | \$310,550 |
| LINK HARBOUR CONDO | 48 | 48 | -3.19 | \$257,823 | \$254,300 |

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| LINKHORN CREST CONDO | 31 | 31 | 0 | \$311,026 | \$313,000 |
| LONDON BDG/FAIR LADY/BRKGRN CM | 41 | 37 | 0 | \$279,192 | \$280,500 |
| LONDON BRDG XNG/EVERGREENS | 73 | 49 | -1.71 | \$344,065 | \$346,100 |
| LONDON BRIDGE | 51 | 38 | 0 | \$189,150 | \$166,600 |
| LONDON BRIDGE MANOR | 28 | 28 | 0 | \$153,496 | \$152,250 |
| LONDON POINTE | 64 | 64 | -6.43 | \$138,502 | \$144,800 |
| LYNN RIVER COMMON | 103 | 103 | 0 | \$132,623 | \$124,000 |
| LYNNHAVEN HEIGHTS | 52 | 47 | 0 | \$202,389 | \$198,800 |
| MAGIC HOLLOW | 501 | 501 | -7.44 | \$156,997 | \$156,200 |
| MAGIC HOLLOW SEMI-D | 143 | 143 | -10.6 | \$128,667 | \$132,800 |
| MAGIC HOLLOW TOWNHOUSES | 148 | 148 | -4.82 | \$107,982 | \$105,800 |
| MAXEY MANOR | 29 | 27 | 0 | \$189,641 | \$205,000 |
| NOTTINGHAM ESTATES | 56 | 56 | 0 | \$248,750 | \$243,950 |
| NOTTINGHAM SOUTH | 31 | 31 | 0 | \$301,810 | \$301,700 |
| OCEAN HILLS | 60 | 60 | 0 | \$357,317 | \$357,000 |
| OCEAN WAY CONDOMINIUM | 58 | 58 | 0 | \$340,200 | \$311,500 |
| OCEANA BARTOW | 27 | 23 | 0 | \$163,091 | \$156,500 |
| OCEANA BEECHWOOD GARDENS | 35 | 31 | 0 | \$223,823 | \$226,600 |
| OCEANA BELLS/CREDLE DPLX | 37 | 35 | 0 | \$147,622 | \$151,100 |
| OCEANA BELLS/CREDLE SF | 25 | 24 | 0 | \$176,092 | \$178,700 |
| OCEANA CONDO | 85 | 83 | -0.72 | \$215,208 | \$223,900 |
| OCEANA DUPLEX | 188 | 162 | 0 | \$185,735 | \$176,700 |
| OCEANA EAST | 166 | 135 | 0 | \$149,146 | \$145,450 |
| OCEANA VILLAGE | 199 | 198 | 0 | \$162,247 | \$157,200 |
| OCEANA WEST | 224 | 174 | 0 | \$173,193 | \$163,700 |

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| OCEANS CONDOMINIUM | 224 | 224 | 2.001 | \$352,525 | \$376,450 |
| OCEANS II CONDOMINIUM | 42 | 42 | 0 | \$98,876 | \$97,100 |
| OCEANSIDE CONDOMINIUM | 54 | 54 | -0.004 | \$578,352 | \$532,100 |
| OCONEE POINT | 15 | 15 | -9.59 | \$141,040 | \$136,900 |
| OLD BEACH VILLAGE | 62 | 62 | 0 | \$344,061 | \$327,050 |
| PACIFIC SOUTH CONDO | 117 | 117 | -0.09 | \$216,036 | \$224,300 |
| PARK PLACE | 122 | 122 | 0 | \$336,291 | \$341,000 |
| POINT O WOODS | 277 | 277 | -4.36 | \$236,787 | \$237,300 |
| REAGAN WOODS | 26 | 26 | 10.13 | \$173,065 | \$173,800 |
| REDWING SINGLE FAMILY | 470 | 470 | 4.136 | \$183,075 | \$178,750 |
| REDWING/SEMI-DET | 131 | 131 | 5.107 | \$177,905 | \$178,700 |
| RETREAT BY THE SEA | 56 | 56 | 0 | \$104,818 | \$107,150 |
| RIA-MAR A CONDOMINIUM | 15 | 15 | -12.0 | \$291,033 | \$284,600 |
| RIVER COVE POINT CONDO | 138 | 138 | -8.34 | \$148,463 | \$155,700 |
| RIVER SHORE CONDO | 56 | 56 | 0 | \$176,539 | \$168,400 |
| RUDEE HEIGHTS | 97 | 93 | -5.63 | \$429,044 | \$331,100 |
| S BIRDNECK RD CONDO | 10 | 10 | -7.6 | \$276,290 | \$217,500 |
| S VA BEACH/ATLANTIC PALISADES | 16 | 16 | 0 | \$369,963 | \$369,700 |
| S VA BEACH/COASTAL WALK | 16 | 16 | -1.75 | \$233,600 | \$228,550 |
| S VA BEACH/OCEAN TRACE CONDOS | 60 | 60 | -7.61 | \$148,063 | \$155,600 |
| S VA BEACH/PLAYA RANA | 24 | 24 | 0 | \$231,696 | \$236,900 |
| S VIRGINIA BEACH/SEAHORSE COVE | 10 | 10 | 0 | \$401,280 | \$425,100 |
| SALT MARSH POINT ATTACHED | 151 | 151 | 0 | \$215,204 | \$214,700 |
| SALT MARSH POINT SF | 79 | 79 | -3.41 | \$305,387 | \$305,700 |
| SCARBOROUGH SQ/ADMIRALS_AMBERW | 125 | 125 | -12.6 | \$120,215 | \$119,300 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

BEACH

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|--------------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| SCARBOROUGH SQUARE | 497 | 497 | -18.5 | \$93,121 | \$94,300 |
| SEA PINES CONDO | 22 | 22 | 0 | \$323,632 | \$326,100 |
| SEABRIDGE SQUARE | 85 | 85 | 0 | \$120,992 | \$123,500 |
| SEASCAPE CONDOMINIUM | 10 | 10 | 0 | \$410,400 | \$410,400 |
| SEATAACK BIRDNECK WOODS | 16 | 16 | -3.63 | \$356,381 | \$355,650 |
| SEATAACK CONDOS | 10 | 10 | 0 | \$174,170 | \$175,850 |
| SEATAACK DUPLEX | 10 | 10 | 0 | \$242,340 | \$257,650 |
| SEATAACK SF | 412 | 339 | 2.777 | \$189,076 | \$178,800 |
| SELDEN HALL CONDO | 18 | 18 | -1.14 | \$416,733 | \$418,200 |
| SHADOW LAWN 1001 INDIAN AVE | 30 | 30 | -2.67 | \$98,280 | \$98,400 |
| SHADOW LAWN BEACH CLUB II | 64 | 64 | -10.8 | \$95,100 | \$95,100 |
| SHADOW LAWN CABANA SOUTH | 50 | 50 | 0 | \$186,558 | \$189,200 |
| SHADOW LAWN LANDS END CONDO | 284 | 284 | -5.19 | \$161,695 | \$151,100 |
| SHADOW LAWN MEDITERRANEAN VIL | 10 | 10 | 0 | \$114,900 | \$114,900 |
| SHADOW LAWN MISC CONDOS | 82 | 82 | 0 | \$261,455 | \$264,600 |
| SHADOW LAWN OCEAN VILLAS | 13 | 13 | 0 | \$143,700 | \$139,800 |
| SHADOW LAWN RUDEE INLET CONDO | 12 | 12 | -8.50 | \$315,000 | \$308,500 |
| SHADOW LAWN RUDEE VILLAS COND | 40 | 40 | -7.39 | \$141,420 | \$142,500 |
| SHADOW LAWN SAWGRASS CONDO | 120 | 120 | -6.04 | \$133,893 | \$133,700 |
| SHADOW LAWN SF | 919 | 862 | 0 | \$329,596 | \$314,800 |
| SHADOW LAWN SOUTHWINDS | 101 | 101 | 0 | \$127,215 | \$124,800 |
| SHADOW LAWN TOWNHOUSES | 102 | 101 | -6.1 | \$165,239 | \$159,200 |
| SOUTH VIRGINIA BEACH 19TH ST C | 24 | 24 | 0 | \$97,300 | \$97,300 |
| SOUTH VIRGINIA BEACH ATLANTIC | 28 | 28 | -1.61 | \$271,443 | \$270,800 |
| SOUTH VIRGINIA BEACH BALTIC PL | 14 | 14 | -4.89 | \$178,900 | \$178,900 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

BEACH

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|---------------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| SOUTH VIRGINIA BEACH BEACH LAN | 10 | 10 | -8.85 | \$174,000 | \$173,800 |
| SOUTH VIRGINIA BEACH BEACHWOOD | 16 | 16 | -4.12 | \$183,863 | \$189,500 |
| SOUTH VIRGINIA BEACH BON A VEN | 13 | 13 | -2.19 | \$122,415 | \$121,800 |
| SOUTH VIRGINIA BEACH BREEZEWOOD | 22 | 22 | -4.82 | \$130,145 | \$129,500 |
| SOUTH VIRGINIA BEACH CAPTAINS | 54 | 54 | -7.31 | \$157,581 | \$156,150 |
| SOUTH VIRGINIA BEACH CYPRESS R | 18 | 18 | 0 | \$287,500 | \$284,500 |
| SOUTH VIRGINIA BEACH GULLS CON | 10 | 10 | 0 | \$136,830 | \$136,900 |
| SOUTH VIRGINIA BEACH HOLLY BEN | 48 | 48 | 0 | \$208,929 | \$204,000 |
| SOUTH VIRGINIA BEACH LAKE STAT | 32 | 32 | -4.04 | \$202,941 | \$204,200 |
| SOUTH VIRGINIA BEACH MARSH CRE | 24 | 24 | -4.36 | \$190,296 | \$190,100 |
| SOUTH VIRGINIA BEACH OCEAN PIN | 29 | 29 | 0 | \$173,069 | \$173,100 |
| SOUTH VIRGINIA BEACH OCEAN PLA | 12 | 12 | -1.31 | \$245,300 | \$244,650 |
| SOUTH VIRGINIA BEACH PAVILION | 55 | 55 | 0 | \$94,635 | \$94,900 |
| SOUTH VIRGINIA BEACH PINE TOPS | 24 | 24 | 0 | \$185,375 | \$176,150 |
| SOUTH VIRGINIA BEACH RUNNINGTO | 32 | 32 | -6.49 | \$171,400 | \$171,400 |
| SOUTH VIRGINIA BEACH S WOODLAN | 15 | 15 | -5.18 | \$225,453 | \$233,600 |
| SOUTH VIRGINIA BEACH SALTMEADO | 17 | 17 | 0 | \$361,706 | \$361,300 |
| SOUTH VIRGINIA BEACH SEA POINT | 24 | 24 | 0 | \$155,200 | \$155,200 |
| SOUTH VIRGINIA BEACH SEACOURT | 12 | 12 | -11.3 | \$163,533 | \$164,700 |
| SOUTH VIRGINIA BEACH SEACREST | 16 | 16 | 0 | \$135,256 | \$129,150 |
| SOUTH VIRGINIA BEACH SEAPINES | 38 | 38 | -3.69 | \$147,076 | \$148,500 |
| SOUTH VIRGINIA BEACH SHADOWLAW | 16 | 16 | 0 | \$122,063 | \$122,000 |
| SOUTH VIRGINIA BEACH SHOREHAM | 72 | 72 | -6.15 | \$149,533 | \$149,500 |
| SOUTH VIRGINIA BEACH SILVERLAK | 10 | 10 | -1.22 | \$189,330 | \$188,000 |
| SOUTH VIRGINIA BEACH SOLAR PLA | 10 | 10 | 0 | \$170,630 | \$168,700 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

BEACH

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|--------------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| SOUTH VIRGINIA BEACH SUMMERS P | 24 | 24 | 0 | \$191,071 | \$205,600 |
| SOUTH VIRGINIA BEACH TENBEE CH | 20 | 20 | 0 | \$176,880 | \$173,100 |
| SOUTH VIRGINIA BEACH TOWNHOMES | 61 | 61 | -13.6 | \$206,315 | \$216,700 |
| SOUTH VIRGINIA BEACH WOODLAND | 12 | 12 | -4.72 | \$156,108 | \$155,200 |
| SOUTH VIRGINIA BEACH WOODLYN S | 25 | 25 | -5.18 | \$137,060 | \$140,800 |
| SOUTH VIRGINIA BEACH-S | 528 | 447 | 0 | \$301,374 | \$314,500 |
| SOUTH VIRGINIA BEACH-S APTS | 47 | 47 | 0 | \$372,540 | \$368,500 |
| SOUTH VIRGINIA BEACH-S BEAN GA | 18 | 16 | 0 | \$341,700 | \$380,050 |
| SOUTH VIRGINIA BEACH-S CONDOS | 220 | 219 | 0 | \$287,188 | \$292,750 |
| SOUTH VIRGINIA BEACH-S DUPLEX | 118 | 118 | -1.46 | \$276,034 | \$276,300 |
| SOUTH VIRGINIA BEACH-S WOODLAN | 99 | 89 | -5.58 | \$239,076 | \$238,600 |
| SQUIRE LAWNS/WHISPERING PINES | 40 | 40 | -3.30 | \$138,908 | \$134,100 |
| TAPO MOBILE HOME | 67 | 38 | 0 | \$33,294 | \$28,550 |
| THE KAMLA A CONDO | 15 | 15 | -15 | \$311,640 | \$324,800 |
| TRIPLE OAKS CONDO | 46 | 46 | 0 | \$95,372 | \$94,500 |
| VIRGINIA VILLAGE CONDO | 100 | 100 | -4.69 | \$127,942 | \$124,800 |
| WASHINGTON SQUARE TOWNHOUSES | 634 | 632 | 0 | \$147,036 | \$145,700 |
| WOLFSNARE ACRES | 93 | 89 | 3.892 | \$248,304 | \$245,000 |
| WOODS AT LONDON BRIDGE | 360 | 360 | -3.32 | \$133,195 | \$132,850 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

CENTERVILLE

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|--------------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| ADAMS GLEN | 33 | 33 | 0.044 | \$319,445 | \$315,400 |
| ALEXANDRIA | 1014 | 1014 | 0 | \$217,022 | \$221,100 |
| AVALON HILLS | 118 | 118 | 0.057 | \$211,637 | \$209,050 |
| BEECHWALK LANDING | 24 | 24 | 0 | \$200,558 | \$199,000 |
| BELLAMY PLANTATION | 95 | 95 | 0.049 | \$330,416 | \$331,200 |
| BELLAMY PLANTATION JF | 66 | 66 | 0.125 | \$286,524 | \$281,550 |
| BELLAMY PLANTATION MICHAEL LEE | 37 | 37 | -0.15 | \$279,908 | \$281,600 |
| BELLWOOD ESTATES | 183 | 181 | 0.037 | \$340,168 | \$342,700 |
| BENTLEY GATE | 142 | 142 | 0.009 | \$301,144 | \$299,400 |
| BENTLEY PARK | 174 | 174 | 0.007 | \$352,469 | \$353,100 |
| BIRNAM WOODS/MEADOWS | 113 | 113 | 0 | \$241,906 | \$245,000 |
| BRANDON | 179 | 179 | 0.142 | \$218,594 | \$218,600 |
| BRANDON SEMI-D | 622 | 622 | -4.46 | \$169,071 | \$168,950 |
| BRIGADOON | 856 | 855 | -5.37 | \$227,190 | \$227,700 |
| BRIGADOON PINES | 517 | 517 | -2.19 | \$256,466 | \$257,000 |
| CARRIAGE MILL SF | 17 | 17 | 0 | \$201,835 | \$196,400 |
| CARRIAGE MILL TH | 121 | 121 | -7.55 | \$172,121 | \$181,000 |
| CEDAR HILL | 256 | 256 | -4.49 | \$202,678 | \$199,950 |
| CHARLESTOWNE | 260 | 260 | 1.456 | \$206,590 | \$204,850 |
| CHARLESTOWNE LAKES | 375 | 374 | -3.22 | \$212,353 | \$209,800 |
| CHARLESTOWNE LAKES SO R5D | 304 | 304 | 0.003 | \$213,698 | \$216,700 |
| CHARLESTOWNE LAKES SO R75 | 283 | 283 | 0 | \$236,724 | \$234,600 |
| CHARLESTOWNE WOODS/EAST | 152 | 152 | 0 | \$243,657 | \$241,450 |
| COLLEGE PARK | 480 | 480 | 0.079 | \$216,223 | \$217,300 |
| COLLEGE PARK DORCHESTER VILLGE | 100 | 100 | 0.110 | \$113,529 | \$115,300 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

CENTERVILLE

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|--------------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| COLLEGE PARK GLYNDON VILLAGE | 125 | 125 | 0.162 | \$121,354 | \$117,100 |
| COMMONS | 120 | 120 | -1.26 | \$205,544 | \$204,850 |
| COUNTRY HAVEN | 36 | 36 | 0 | \$209,269 | \$207,500 |
| COVENTRY | 263 | 263 | 1.577 | \$243,378 | \$240,600 |
| DEWBERRY FARM | 50 | 50 | 0 | \$369,070 | \$363,850 |
| FOXON WOODS | 27 | 26 | 0 | \$295,656 | \$306,900 |
| GLENWOOD | 1764 | 1764 | -2.12 | \$245,786 | \$248,100 |
| GLENWOOD CONDOS | 312 | 312 | -10.9 | \$124,081 | \$120,850 |
| GLENWOOD GLENWOOD GREEN | 72 | 72 | -3.86 | \$175,063 | \$177,200 |
| GLENWOOD GLENWOOD VILLAGE | 19 | 18 | 0 | \$304,400 | \$316,800 |
| GLENWOOD LINKS | 56 | 55 | -9.32 | \$299,343 | \$299,300 |
| GLENWOOD PLACE/ROSE GLEN MANOR | 54 | 54 | -2.04 | \$293,343 | \$295,000 |
| HIGHLAND ACRES | 19 | 19 | 0 | \$473,795 | \$448,300 |
| HIGHLAND MEADOWS | 24 | 24 | 0.056 | \$352,779 | \$351,000 |
| HIGHLAND PARISH | 81 | 77 | 0 | \$382,016 | \$404,500 |
| HILLCREST FARMS | 315 | 315 | 0.023 | \$313,212 | \$315,800 |
| HILLCREST LANDING | 48 | 46 | -1.53 | \$371,042 | \$376,100 |
| HILLCRST MDWS/INDIAN RVR MDWS | 58 | 58 | 0 | \$357,126 | \$359,700 |
| HOMESTEAD | 216 | 215 | 0 | \$236,121 | \$229,800 |
| HOMESTEAD JAMESTOWNE | 14 | 14 | 0 | \$210,700 | \$210,850 |
| INDIAN LAKES C2 H2-2 | 273 | 273 | 0.0006 | \$194,530 | \$197,400 |
| INDIAN LAKES COLONY OAKS | 384 | 384 | 0.019 | \$129,011 | \$127,700 |
| INDIAN LAKES COLONY POINTE | 238 | 238 | 0.015 | \$138,472 | \$138,100 |
| INDIAN LAKES CONDO COBBLESTONE | 60 | 60 | 0 | \$138,333 | \$147,600 |
| INDIAN LAKES CONDO KEMPS QUART | 97 | 97 | 0.275 | \$93,568 | \$93,700 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

CENTERVILLE

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|--------------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| INDIAN LAKES CONDO LAKES END | 172 | 172 | 0 | \$110,400 | \$110,700 |
| INDIAN LAKES CONDO POINTS WEST | 90 | 90 | 0 | \$153,270 | \$155,800 |
| INDIAN LAKES CONDO WINCHESTER | 94 | 94 | 0 | \$100,066 | \$101,700 |
| INDIAN LAKES F2 | 137 | 137 | 0.210 | \$189,919 | \$192,000 |
| INDIAN LAKES H2-1 | 91 | 91 | 0 | \$189,858 | \$186,200 |
| INDIAN LAKES J2 | 175 | 175 | 0.023 | \$131,430 | \$131,100 |
| INDIAN POINTE @ ROSE GLEN | 55 | 52 | -3.74 | \$314,189 | \$313,100 |
| INDIAN RIVER FARMS | 113 | 113 | 0 | \$316,185 | \$316,600 |
| INDIAN RIVER RD | 31 | 17 | 0.167 | \$179,135 | \$173,800 |
| INDIAN RIVER WOODS | 22 | 22 | 0 | \$458,464 | \$457,450 |
| JAMESTOWNE/STONEBROOK | 159 | 159 | 0 | \$117,110 | \$117,500 |
| KEMPS & CNTVLE ARTERY | 27 | 23 | -0.23 | \$173,963 | \$144,400 |
| KEMPSVILLE CROSSING | 59 | 59 | 0 | \$248,824 | \$247,800 |
| KEMPSVILLE PLANTATION | 66 | 66 | 0.068 | \$306,539 | \$307,350 |
| KNOB HILL | 41 | 41 | -19.9 | \$153,693 | \$151,200 |
| LAKE CHRISTOPHER | 363 | 362 | -0.002 | \$259,023 | \$246,300 |
| LAKE JAMES | 274 | 274 | -9.53 | \$292,109 | \$281,750 |
| LAKE PRINCESS ANNE | 100 | 100 | -9.48 | \$98,881 | \$99,000 |
| LAKE PRINCESS ANNE CONDOS | 104 | 104 | 2.073 | \$78,800 | \$78,800 |
| LEVEL GREEN OWL CT | 30 | 30 | -15.6 | \$103,597 | \$101,700 |
| LEVEL GREEN SITE 1 & 2 SF | 282 | 281 | -5.02 | \$198,678 | \$200,050 |
| LEVEL GREEN SITE 3 SF | 111 | 111 | -5.37 | \$192,514 | \$191,800 |
| LEVEL GREEN TH | 326 | 326 | -10.0 | \$102,743 | \$100,900 |
| LEVEL GREEN TH PINEWOOD VILLAG | 98 | 98 | -11.1 | \$101,880 | \$99,100 |
| LEVEL GREEN TH THE VILLAGES | 149 | 149 | -9.84 | \$106,119 | \$105,300 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

CENTERVILLE

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|---------------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| LEVEL GREEN VILLAGES SEMI DET | 62 | 62 | 0 | \$134,245 | \$131,700 |
| MORGANS WALKER | 23 | 23 | 0 | \$395,800 | \$397,000 |
| NEWLIGHT DUPLEXES | 27 | 27 | 0 | \$187,315 | \$195,100 |
| NEWLIGHT FOXGLENN/SAGINAW | 46 | 46 | 0 | \$263,152 | \$258,750 |
| NEWLIGHT LAKE ARCHWAY | 67 | 61 | 0 | \$279,234 | \$293,900 |
| NEWLIGHT SF | 184 | 162 | 0 | \$200,386 | \$191,100 |
| NEWLIGHT/THOMPSONS ESTATES | 17 | 17 | 0 | \$336,688 | \$338,600 |
| ORCHARD AT GLENWOOD/CHES.HOMES | 95 | 95 | 0 | \$301,852 | \$298,300 |
| RIVER OAKS | 145 | 145 | 0 | \$390,183 | \$390,900 |
| ROSEMONT FOREST | 1136 | 1136 | 0.021 | \$193,804 | \$193,400 |
| ROSEMONT FOREST HIDDEN COVE | 100 | 100 | 0.024 | \$134,850 | \$133,500 |
| ROSEMONT FOREST HORIZON/WEBSTER | 131 | 131 | 0 | \$119,279 | \$118,400 |
| ROSEMONT FOREST HUNTERS SQUARE | 78 | 78 | 0.016 | \$133,453 | \$135,200 |
| ROSEMONT FOREST SEMI DET | 452 | 452 | 0.295 | \$162,215 | \$161,900 |
| ROSEMONT FOREST TOWNHOUSES | 348 | 348 | -0.02 | \$130,431 | \$129,000 |
| SALEM ACRE/MEADOWRIDGE | 12 | 12 | 0 | \$406,250 | \$394,050 |
| SALEM WOODS | 1086 | 1086 | 0.016 | \$265,908 | \$269,800 |
| SOUTHAMPTON AT SALEM | 78 | 78 | -5.27 | \$216,677 | \$216,550 |
| TALLWOOD MANOR | 10 | 10 | 0 | \$312,720 | \$312,100 |
| TARLETON OAKS THE GABLES | 146 | 146 | -6.38 | \$200,831 | \$210,100 |
| TARLETON OAKS THE RESERVES | 148 | 148 | -2.19 | \$157,704 | \$157,100 |
| WHITEHURST GROVE/WOODS | 239 | 239 | 0 | \$215,615 | \$219,500 |
| WHITEHURST MANOR | 16 | 16 | 0 | \$264,044 | \$264,850 |
| WILLOW CREEK POINTE | 64 | 64 | -10.1 | \$106,950 | \$106,950 |
| WOOD BRIDGE POINTE | 407 | 407 | 1.285 | \$304,747 | \$304,000 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

CENTERVILLE

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|------------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| WOOD BRIDGE POINTE TOWNHOMES | 182 | 182 | 2.326 | \$203,012 | \$201,850 |
| WOOD FARM | 143 | 143 | 0.126 | \$184,643 | \$181,000 |
| WOODBIDGE POINTE PHASE IV | 219 | 194 | 2.638 | \$327,763 | \$344,800 |
| WOODHAVEN | 45 | 45 | 0 | \$159,927 | \$152,600 |
| WOODRIDGE | 127 | 127 | 0 | \$209,225 | \$207,100 |
| WYND CREST CONDO | 107 | 107 | 0 | \$219,057 | \$221,600 |
| WYNDAMERE | 197 | 197 | 0.118 | \$212,372 | \$212,900 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

KEMPSVILLE

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|-------------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| ACREDALE | 292 | 292 | 0 | \$209,278 | \$202,200 |
| AMHURST | 59 | 59 | -7.89 | \$168,578 | \$164,200 |
| AMHURST TOWNHOUSES | 154 | 154 | -14.5 | \$105,295 | \$106,000 |
| ARROWHEAD | 747 | 747 | -2.99 | \$211,847 | \$195,600 |
| ARROWHEAD TOWNHOUSES | 162 | 161 | -3.82 | \$124,275 | \$124,800 |
| AVALON | 239 | 232 | -14.2 | \$225,997 | \$211,500 |
| AVALON WOODS OF AVALON | 188 | 188 | 0 | \$222,578 | \$227,950 |
| BALLYLINN SHORES | 191 | 190 | -7.27 | \$248,013 | \$200,600 |
| BELLAMY ESTATES | 14 | 14 | 2.891 | \$321,350 | \$322,400 |
| BELLAMY MANOR EAST | 35 | 35 | 4.464 | \$342,534 | \$336,000 |
| BELLAMY MANOR ESTATES | 389 | 388 | 7.753 | \$303,792 | \$298,000 |
| BELLAMY MANOR ESTATES SEC 4-5 | 103 | 103 | 4.425 | \$361,691 | \$355,300 |
| BELLAMY MANOR SEC B1 | 41 | 40 | 0 | \$267,910 | \$277,700 |
| BELLAMY MANOR SEC C | 244 | 242 | -2.81 | \$269,185 | \$263,050 |
| BELLAMY MANOR-N | 156 | 155 | 2.346 | \$240,134 | \$240,650 |
| BELLAMY WOODS | 313 | 313 | 1.970 | \$379,366 | \$373,200 |
| BONNEY/BAXTER ROAD | 43 | 33 | 0.296 | \$156,933 | \$127,700 |
| BONNEY'S QUAY | 53 | 53 | -4.8 | \$182,728 | \$166,600 |
| BOULEVARD MANOR | 61 | 61 | -9.55 | \$153,539 | \$133,600 |
| BRENNEMAN FARM CONDO | 148 | 148 | -2.73 | \$150,520 | \$154,000 |
| BROOKEFIELD CROSSING | 42 | 42 | -12.2 | \$263,086 | \$263,750 |
| BROOKSIDE CONDOMINIUM | 184 | 184 | 0 | \$79,773 | \$80,400 |
| CAROLANNE FARM | 621 | 620 | 0 | \$201,407 | \$194,600 |
| CAROLANNE POINT | 28 | 28 | 0 | \$255,675 | \$252,900 |
| CAROLYNNE GARDENS | 20 | 20 | 0 | \$204,000 | \$202,250 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

KEMPSVILLE

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|---------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| CHARTER LAKES CONDOS | 28 | 28 | -5.13 | \$147,375 | \$150,400 |
| CHARTER LAKES TOWNHOUSES | 75 | 75 | -3.89 | \$154,288 | \$150,600 |
| CHATHAM HALL CHATMOSS | 109 | 109 | 0 | \$250,471 | \$250,400 |
| CHATHAM HALL PHASE 4-5-6 | 334 | 334 | -2.71 | \$186,584 | \$185,100 |
| CHATHAM HALL SUTTON PLACE | 40 | 40 | 4.283 | \$256,448 | \$255,250 |
| CHATHAM LANDING | 12 | 12 | 0 | \$284,633 | \$285,500 |
| CORNERSTONE | 68 | 68 | -7.40 | \$223,916 | \$223,200 |
| DIAMOND SPRINGS CONDO | 84 | 84 | 0 | \$126,400 | \$126,400 |
| DRIFT TIDE CONDOMINIUM | 170 | 170 | -14.7 | \$90,095 | \$88,900 |
| DUNBARTON | 228 | 228 | -1.59 | \$244,527 | \$243,250 |
| ELIZABETH RIVER SHORES | 110 | 107 | -1.86 | \$216,045 | \$196,000 |
| ENGLYSHE AVALON | 23 | 23 | 0 | \$360,378 | \$342,100 |
| FAIR MEADOWS | 140 | 132 | -10.6 | \$183,905 | \$183,350 |
| FAIRFIELD | 765 | 765 | 2.829 | \$312,182 | \$309,000 |
| FAIRFIELD FOREST/SHRS | 141 | 141 | 0 | \$368,730 | \$364,700 |
| FAIRFIELD GDNS CONDO | 156 | 156 | 0 | \$145,383 | \$143,800 |
| FAIRFIELD MILL | 46 | 46 | 0 | \$197,289 | \$199,700 |
| FAIRWAYS | 55 | 55 | 0 | \$198,378 | \$200,900 |
| FOX RUN | 274 | 274 | 0 | \$243,396 | \$242,200 |
| GABLES AT BELLAMY | 95 | 95 | -5 | \$186,146 | \$186,700 |
| GRAND LAKE | 145 | 145 | -7.68 | \$110,765 | \$114,700 |
| HAVEN ESTATES | 93 | 93 | -9.64 | \$171,378 | \$169,600 |
| HAVEN HEIGHTS | 102 | 101 | 0 | \$222,351 | \$221,100 |
| HUNT CLUB CONDOMINIUM | 24 | 24 | 0 | \$146,775 | \$145,800 |
| HUNTINGTON | 283 | 282 | 0 | \$201,537 | \$198,700 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

KEMPSVILLE

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|--------------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| HUNTINGTON ESTATES | 98 | 98 | -0.04 | \$236,236 | \$226,250 |
| HUNTS POINTE | 55 | 55 | 0 | \$369,180 | \$373,400 |
| INDIAN LAKES A1 B1 | 362 | 362 | 0 | \$211,892 | \$211,050 |
| INDIAN LAKES C1 E1 M1 | 406 | 406 | 0.167 | \$171,227 | \$170,450 |
| INDIAN LAKES C1A | 97 | 97 | 0.243 | \$179,737 | \$176,900 |
| INDIAN LAKES D1 F1 | 188 | 188 | 0 | \$237,901 | \$238,400 |
| INDIAN RIVER | 129 | 129 | 0 | \$157,700 | \$155,300 |
| JAMESTOWNE | 204 | 204 | -8.42 | \$135,247 | \$133,800 |
| JONATHANS COVE | 30 | 27 | 0 | \$350,978 | \$341,500 |
| KEMPS LAKE CONDOS | 64 | 64 | -3.43 | \$164,820 | \$165,100 |
| KEMPSHIRE MANOR | 104 | 104 | -7.58 | \$130,121 | \$127,750 |
| KEMPSVILLE | 175 | 134 | 0.088 | \$343,621 | \$224,000 |
| KEMPSVILLE COLONY | 179 | 178 | -8.79 | \$222,040 | \$224,900 |
| KEMPSVILLE GARDENS | 35 | 34 | 0.335 | \$192,389 | \$188,800 |
| KEMPSVILLE GREENS 3ST-CONDOS | 48 | 48 | -4.32 | \$158,440 | \$156,500 |
| KEMPSVILLE GREENS THE GABLES | 197 | 197 | -3.41 | \$159,767 | \$160,000 |
| KEMPSVILLE GREENS TOWNHOUSES | 148 | 148 | 0 | \$243,145 | \$240,700 |
| KEMPSVILLE HEIGHTS | 161 | 159 | 0 | \$217,078 | \$209,000 |
| KEMPSVILLE LAKE | 1267 | 1267 | 0 | \$160,873 | \$162,600 |
| KEMPSVILLE LAKE BAXTER WOODS T | 73 | 73 | 0 | \$150,512 | \$149,200 |
| KEMPSVILLE LAKE TURNBERRY TH | 63 | 63 | 0 | \$155,765 | \$156,400 |
| KEMPSVILLE MANOR | 51 | 50 | 0 | \$195,384 | \$188,900 |
| KEMPSVILLE PARKWAY | 13 | 8 | 0 | \$207,638 | \$182,950 |
| LAKE EDWARD | 776 | 776 | 0 | \$87,544 | \$86,500 |
| LAKE EDWARD WESLEYAN FST/SD | 76 | 76 | 0 | \$112,589 | \$113,600 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

KEMPSVILLE

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|--------------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| LAKEVILLE ESTATES | 197 | 197 | -4.72 | \$197,632 | \$194,300 |
| LARK DOWNS | 170 | 170 | 0 | \$214,098 | \$212,150 |
| LARKSPUR | 538 | 538 | 0 | \$296,340 | \$296,100 |
| LARKSPUR FARMS | 43 | 43 | 0 | \$357,353 | \$353,800 |
| LARKSPUR GREENS BOYD | 24 | 24 | -4.96 | \$162,929 | \$161,600 |
| LARKSPUR GREENS SF | 248 | 248 | -0.07 | \$216,137 | \$216,400 |
| LARKSPUR GREENS WOODBRIDGE-SD | 54 | 54 | -5.49 | \$159,159 | \$158,800 |
| LARKSPUR MEADOWS | 195 | 195 | 0 | \$276,562 | \$274,700 |
| LARKSPUR MEADOWS KEESWICK COMM | 80 | 80 | -0.04 | \$169,355 | \$160,550 |
| LARKSPUR MEADOWS TH LARKSPUR C | 17 | 17 | 0 | \$163,812 | \$164,400 |
| LARKSPUR MEADOWS TH N & P ASSO | 66 | 66 | -2.92 | \$143,305 | \$143,200 |
| LARKSPUR MEADOWS TH OLD TOWNE | 58 | 58 | 0 | \$181,672 | \$182,100 |
| LE COVE | 100 | 90 | -2.73 | \$326,422 | \$311,350 |
| LEXINGTON/BLEUEGRASS PARK | 162 | 162 | -3.48 | \$250,587 | \$248,150 |
| LEXINGTON/NICHOLS PARK | 127 | 127 | -5.94 | \$263,704 | \$252,300 |
| LEXINGTON/WOODLAND PARK | 125 | 125 | 0 | \$214,174 | \$213,000 |
| MACDONALD PARK | 66 | 64 | -10.4 | \$168,580 | \$165,950 |
| MEADOW WOODS | 23 | 23 | -0.67 | \$220,448 | \$217,600 |
| NEWPOINTE CONDO | 424 | 424 | -7.82 | \$59,855 | \$58,300 |
| NORTHERN VILLAGE | 11 | 10 | 2.751 | \$303,580 | \$295,600 |
| OAKENGATE | 21 | 21 | -0.13 | \$266,348 | \$279,700 |
| PARLIAMENT VILLAGE | 252 | 252 | 0 | \$132,917 | \$133,800 |
| POCAHONTAS VILLAGE | 356 | 356 | 0.235 | \$181,358 | \$175,600 |
| POINT O VIEW | 229 | 228 | -6.49 | \$239,425 | \$227,200 |
| POWHATAN HEIGHTS | 98 | 98 | -6.2 | \$189,442 | \$181,000 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

KEMPSVILLE

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|------------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| PRINCESS ANNE SQUARE | 80 | 80 | -3.24 | \$207,030 | \$205,900 |
| PROVIDENCE LANDING | 32 | 32 | 0 | \$253,941 | \$252,800 |
| PROVIDENCE POINTE | 76 | 75 | 0 | \$114,957 | \$119,800 |
| QUEEN CITY | 48 | 33 | -1.99 | \$89,221 | \$61,800 |
| RIDGLEA | 122 | 122 | -2.14 | \$216,397 | \$213,850 |
| RIVERANNE | 36 | 36 | -14.8 | \$117,158 | \$116,950 |
| RIVERTON | 184 | 184 | 0 | \$214,821 | \$209,850 |
| SHAMROCK GARDEN | 16 | 16 | 0 | \$219,688 | \$217,800 |
| SHANNON | 35 | 35 | 0 | \$216,091 | \$218,200 |
| SHERRY PARK | 170 | 170 | -2.61 | \$177,244 | \$169,250 |
| STRATFORD CHASE/GREENS | 443 | 443 | -3.16 | \$271,645 | \$268,500 |
| TAYLORS WALKER | 28 | 28 | 0 | \$170,343 | \$170,900 |
| TIMBERLAKE CINMNRDG/MISTYMDW | 106 | 106 | -1.99 | \$156,575 | \$152,200 |
| TIMBERLAKE DOMINION | 72 | 72 | 0 | \$148,258 | \$149,100 |
| TIMBERLAKE GLEN WILLOW | 99 | 99 | -5.64 | \$174,011 | \$170,900 |
| TIMBERLAKE HOLLY TREE | 163 | 163 | 0 | \$126,821 | \$124,400 |
| TIMBERLAKE THE COVE | 23 | 23 | 0 | \$140,309 | \$140,100 |
| TIMBERLAKE WILLOW WOOD | 156 | 156 | -4.46 | \$147,972 | \$148,000 |
| VILLAS AT BELLAMY CONDOS | 120 | 120 | -5.30 | \$167,800 | \$167,800 |
| WEAVERVILLE/PR ANNE RD | 42 | 38 | 0 | \$242,071 | \$224,000 |
| WEBLIN PLACE | 122 | 122 | 0 | \$90,134 | \$89,000 |
| WEBLIN POINTE | 118 | 118 | 0 | \$88,397 | \$89,900 |
| WESTVIEW VILLAGE | 130 | 130 | -1.25 | \$180,852 | \$174,000 |
| WOODSCAPE | 113 | 113 | 0 | \$124,324 | \$127,300 |
| WOODSTOCK | 249 | 246 | 0.02 | \$245,206 | \$227,000 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

KEMPSVILLE

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|-----------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| WOODSTOCK POINT CONDO | 15 | 15 | -5.20 | \$356,600 | \$368,300 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

LYNNHAVEN

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|--------------------------------|--------------------------|------------------------------|----------------------|-------------|-------------|
| ALANTON | 448 | 445 | 0 | \$591,511 | \$426,650 |
| ALANTON LINKHORN SHORES | 70 | 69 | 0 | \$1,455,633 | \$1,302,400 |
| ARBORS AT CAPE HENRY | 95 | 95 | 4.649 | \$337,103 | \$335,700 |
| BAY COLONY | 659 | 644 | 4.285 | \$576,274 | \$541,600 |
| BAY COLONY WATERFRONT | 181 | 173 | 5.085 | \$1,421,311 | \$1,286,700 |
| BAY ISLAND | 207 | 204 | 0 | \$689,051 | \$628,000 |
| BAYCLIFF | 209 | 208 | 7.253 | \$418,408 | \$409,700 |
| BAYCLIFF WATERFRONT | 66 | 66 | 0 | \$754,418 | \$648,100 |
| BAYFRONT/BAYSIDE CONDO | 55 | 55 | -1.71 | \$391,726 | \$345,500 |
| BAYFRONT/BAYSIDE CONDO BAYS ED | 26 | 26 | 0 | \$349,673 | \$319,500 |
| BAYFRONT/BAYSIDE CONDO BEACH C | 10 | 10 | 0 | \$319,750 | \$267,800 |
| BAYFRONT/BAYSIDE CONDO CASA DE | 30 | 30 | -9.98 | \$342,060 | \$375,500 |
| BELLHAVEN/SOUTHERN TER | 104 | 104 | 0 | \$167,238 | \$158,350 |
| BIRCHWOOD BIRCHWOOD GARDENS | 601 | 601 | -2.88 | \$210,775 | \$207,000 |
| BIRCHWOOD BIRCHWOOD SOUTH | 119 | 119 | 0 | \$224,762 | \$223,400 |
| BIRDNECK POINT | 259 | 252 | -7.96 | \$886,784 | \$752,200 |
| BISHOPSGATE | 113 | 111 | -0.94 | \$589,702 | \$548,800 |
| BRAY ROAD | 111 | 110 | 0 | \$470,351 | \$424,400 |
| BRIDGETTS LANDING | 18 | 18 | 4.209 | \$324,767 | \$311,500 |
| BRIGHTON ON THE BAY | 130 | 128 | 0 | \$570,893 | \$532,050 |
| BROAD BAY COLONY | 205 | 203 | -8.89 | \$507,787 | \$495,700 |
| BROAD BAY ESTATES | 130 | 130 | -9.44 | \$510,545 | \$499,400 |
| BROAD BAY POINT GREENS | 291 | 289 | 0 | \$681,383 | \$563,400 |
| CAMDEN ESTATES | 35 | 35 | 3.14 | \$243,460 | \$240,100 |
| CAPE HENRY SHORES | 187 | 187 | 0 | \$506,536 | \$519,700 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

LYNNHAVEN

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|--------------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| CAPE HENRY TOWERS | 199 | 199 | 0 | \$178,008 | \$177,200 |
| CAPE HENRY VILLAS COND | 78 | 78 | 0 | \$154,129 | \$154,500 |
| CAPE STORY BY THE SEA | 492 | 466 | 0.002 | \$400,951 | \$374,650 |
| CAPE STORY BY THE SEA CONDO | 64 | 64 | -3.88 | \$432,883 | \$389,100 |
| CAPE STORY/LYNN COLONY DUPLEX | 87 | 86 | 0 | \$413,871 | \$342,500 |
| CHANCELLOR WALK | 116 | 116 | -11.6 | \$241,021 | \$241,900 |
| CHELSEA | 104 | 104 | 0 | \$550,194 | \$509,100 |
| CHESAPEAKE BAY SHORES | 52 | 52 | -9.98 | \$471,125 | \$398,800 |
| CHESHIRE | 92 | 92 | 0 | \$191,890 | \$189,900 |
| COLONIAL OAKS | 168 | 168 | 2.354 | \$314,511 | \$311,050 |
| COLUMBUS STATION CONDO | 384 | 384 | -3.69 | \$136,053 | \$135,500 |
| COVE POINT CONDOMINIUM | 64 | 64 | -6.19 | \$315,564 | \$313,850 |
| EASTERN PARK | 256 | 255 | 0 | \$169,807 | \$155,350 |
| EASTERN PARK KINGS GRANT COVE | 10 | 10 | 0 | \$397,620 | \$401,650 |
| FIRST COLONIAL ESTATES | 17 | 17 | 2.643 | \$230,488 | \$227,500 |
| GAY DRIVE/BAYWAY RD | 12 | 11 | 0 | \$242,475 | \$268,700 |
| GLOUCESTER VILLAGE | 75 | 74 | 4.64 | \$294,997 | \$290,100 |
| GODFREY LANE | 13 | 9 | 0 | \$920,967 | \$897,300 |
| GREAT NECK ESTATES | 236 | 236 | 0 | \$312,378 | \$293,850 |
| GREAT NECK FARM | 173 | 173 | -2.94 | \$300,200 | \$297,500 |
| GREAT NECK LANDING | 132 | 132 | 0 | \$115,554 | \$115,700 |
| GREAT NECK MANOR | 61 | 61 | 1.088 | \$215,575 | \$182,600 |
| GREAT NECK MEADOWS/FOREST PARK | 399 | 399 | -3.61 | \$343,776 | \$342,600 |
| GREAT NECK PINES/MICHAELS GLEN | 42 | 42 | -6.02 | \$470,681 | \$470,100 |
| GREAT NECK POINT | 74 | 66 | -0.13 | \$691,361 | \$661,100 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

LYNNHAVEN

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|-------------------------------|--------------------------|------------------------------|----------------------|-------------|-------------|
| GREAT NECK POINT COVE FRONT | 104 | 94 | 0.013 | \$924,469 | \$831,350 |
| GREAT NECK POINT RIVER FRONT | 27 | 25 | 0 | \$1,358,319 | \$1,301,600 |
| GREAT NECK PT/LONG CRK WF | 33 | 33 | 0.697 | \$1,046,742 | \$952,500 |
| GREAT NECK TOWNHOMES | 29 | 29 | 0 | \$155,955 | \$156,200 |
| GREAT NECK VILLAS | 136 | 136 | 0 | \$196,885 | \$204,500 |
| GREEN HILL BY THE BAY | 28 | 28 | 0 | \$735,407 | \$670,800 |
| GREEN HILL FARM | 55 | 55 | 0 | \$586,053 | \$487,900 |
| GROVELAND PARK | 183 | 183 | 0 | \$199,381 | \$196,800 |
| HARBOUR GATE | 120 | 120 | -4.98 | \$239,909 | \$240,400 |
| KINGS GRANT LDNG SOUTH | 109 | 109 | -5.02 | \$193,282 | \$191,800 |
| KINGS GRANT ROYAL GRANT | 124 | 122 | 4.358 | \$677,969 | \$618,100 |
| KINGS GRANT SEC 1-2-3 | 277 | 276 | 0 | \$274,097 | \$269,700 |
| KINGS GRANT SEC 4-5 | 496 | 493 | -4.48 | \$316,320 | \$302,600 |
| KINGS GRANT SEC 6-10 | 395 | 395 | -2.86 | \$358,475 | \$344,400 |
| KINGS GRANT SEC-11 | 110 | 108 | 0 | \$444,106 | \$388,400 |
| KINGS POINT | 136 | 136 | -1.28 | \$252,196 | \$253,100 |
| KINGS POINT EAST | 179 | 179 | 5.737 | \$272,672 | \$267,100 |
| KINGS TOWNE | 54 | 54 | 0 | \$167,591 | \$167,850 |
| LAKE POINT TOWNHOUSE | 11 | 11 | 0 | \$198,218 | \$196,600 |
| LAUREL COVE | 309 | 309 | 0 | \$333,816 | \$329,500 |
| LAUREL COVE EAST | 22 | 22 | 0 | \$328,841 | \$327,050 |
| LAUREL MANOR | 154 | 154 | 0 | \$194,753 | \$187,350 |
| LESNER COVE CONDO | 24 | 24 | 0 | \$426,658 | \$447,500 |
| LESNER POINTE CONDO LESNER PT | 138 | 138 | 0 | \$366,184 | \$302,850 |
| LINKHORN BAY CONDO | 96 | 96 | -4.02 | \$253,809 | \$239,300 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

LYNNHAVEN

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|--------------------------------|--------------------------|------------------------------|----------------------|-------------|-------------|
| LINKHORN CIRCLE CONDO | 13 | 13 | 0 | \$149,892 | \$147,800 |
| LINKHORN COVE | 83 | 82 | 0 | \$532,706 | \$493,400 |
| LINKHORN ESTATES | 173 | 171 | 0 | \$336,443 | \$316,300 |
| LINKHORN ESTATES CANNON/DOGWD/ | 79 | 78 | 0 | \$318,844 | \$323,200 |
| LINKHORN ESTATES WATERFRONT | 37 | 35 | 0 | \$850,081 | \$876,500 |
| LINKHORN OAKS | 33 | 25 | -5.02 | \$587,960 | \$583,600 |
| LINKHORN OAKS WATERFRONT | 13 | 10 | 0 | \$1,511,900 | \$1,483,300 |
| LINKHRN/CANON/DOGWD WATERFRONT | 23 | 21 | 0 | \$923,057 | \$857,800 |
| LINLIER | 24 | 24 | 0 | \$337,338 | \$317,450 |
| LINLIER WATERFRONT | 55 | 54 | 0 | \$921,340 | \$894,400 |
| LITTLE NECK | 338 | 323 | 0 | \$450,679 | \$436,400 |
| LITTLE NECK CROSSING | 26 | 26 | 0 | \$257,358 | \$257,800 |
| LITTLE NECK KFLNSHP | 38 | 36 | 0 | \$651,226 | \$663,750 |
| LITTLE NECK REDWOOD/H BREEZE | 82 | 81 | 0 | \$439,287 | \$432,350 |
| LITTLE NECK SEABREEZE FARMS | 62 | 62 | 0 | \$597,432 | \$568,950 |
| LITTLE NECK VILLAGE | 74 | 70 | 0 | \$231,524 | \$225,850 |
| LITTLE NECK WATERFRONT | 320 | 297 | 0 | \$738,033 | \$627,250 |
| LITTLE NECK WDS AT LITTLE NCK | 22 | 20 | 0 | \$644,414 | \$629,650 |
| LITTLE NECK/KFLNSHP WF | 60 | 55 | 0 | \$1,092,267 | \$1,015,850 |
| LITTLE NECK/RDWOOD/HBREEZE WF | 23 | 22 | 0 | \$708,678 | \$681,100 |
| LITTLE NECK/SEABREEZE FARMS WF | 39 | 36 | 0 | \$976,408 | \$842,500 |
| LONG CREEK COVE CONDO | 87 | 87 | -0.14 | \$320,070 | \$319,600 |
| LYNNHAVEN BEACH CONDO | 108 | 108 | 0 | \$239,646 | \$249,500 |
| LYNNHAVEN COLONY | 323 | 322 | -7.55 | \$375,438 | \$347,900 |
| LYNNHAVEN DUNES | 72 | 70 | 0 | \$395,633 | \$379,900 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
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FY 2013/2014**

Date: 2/14/2013

LYNNHAVEN

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|--------------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| MAI-KAI CONDOMINIUM | 34 | 34 | 4.425 | \$188,788 | \$188,700 |
| MALIBU | 427 | 427 | -2.98 | \$183,615 | \$179,000 |
| MALIBU KINGS FOREST | 315 | 315 | 0 | \$252,979 | \$241,700 |
| MARINERS MARK CONDO | 92 | 92 | 0 | \$497,157 | \$452,450 |
| MEADOWRIDGE | 59 | 59 | 0 | \$831,200 | \$640,000 |
| MIDDLE PLANTATION | 319 | 317 | 0 | \$519,720 | \$497,400 |
| MIDDLE PLANTATION PHASE 6 | 136 | 136 | 0 | \$673,096 | \$594,350 |
| MILL CREEK CONDOMINIUM | 56 | 56 | 5.621 | \$250,482 | \$245,550 |
| MILL DAM FOREST | 28 | 28 | 0 | \$579,529 | \$578,050 |
| MILL DAM POINTE | 18 | 18 | 0 | \$561,256 | \$539,950 |
| NORTH VA BEACH | 2198 | 2128 | -0.02 | \$720,858 | \$573,350 |
| NORTH VIRGINIA BEACH CO-OP | 12 | 12 | 0 | \$475,083 | \$474,000 |
| NORTH VIRGINIA BEACH CRYSTAL A | 265 | 256 | -2.37 | \$486,478 | \$428,900 |
| NORTH VIRGINIA BEACH PIRATES H | 18 | 16 | 0 | \$614,888 | \$589,800 |
| OCEAN SHORE CONDOS | 63 | 63 | 0 | \$552,138 | \$578,300 |
| OLD DONATION WOODS | 20 | 20 | 0 | \$309,410 | \$305,150 |
| OLD MILL DAM RD | 89 | 79 | -0.37 | \$388,247 | \$397,800 |
| PAGE AV-SHORE DR CONDO | 74 | 74 | 2.112 | \$242,304 | \$205,200 |
| PAGE AV-SHORE DR CONDO BAY BEA | 18 | 18 | 0 | \$310,833 | \$309,800 |
| PAGE AV-SHORE DR CONDO BAY BRE | 36 | 44 | 0 | \$203,600 | \$203,600 |
| PAGE AV-SHORE DR CONDO BREAKER | 57 | 57 | -7.83 | \$193,479 | \$190,000 |
| PAGE AV-SHORE DR CONDO DUPLEX | 13 | 13 | 0 | \$466,423 | \$455,300 |
| PAGE AV-SHORE DR CONDO GREAT N | 21 | 21 | -5.40 | \$155,652 | \$155,900 |
| PAGE AV-SHORE DR CONDO HARBOR | 23 | 23 | 0 | \$290,583 | \$295,900 |
| PAGE AV-SHORE DR CONDO LYNNSHO | 24 | 24 | 0 | \$185,000 | \$185,000 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
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FY 2013/2014**

Date: 2/14/2013

LYNNHAVEN

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|--------------------------------|--------------------------|------------------------------|----------------------|-------------|-------------|
| PAGE AV-SHORE DR CONDO OYSTER | 11 | 11 | 0 | \$211,864 | \$191,900 |
| PAGE AV-SHORE DR CONDO PAGE SH | 12 | 12 | 0 | \$91,392 | \$91,300 |
| PAGE AV-SHORE DR CONDO SAND SP | 14 | 14 | -6.31 | \$306,600 | \$306,600 |
| PAGE AV-SHORE DR CONDO SEA SHE | 12 | 12 | -13.2 | \$225,883 | \$225,300 |
| PAGE AV-SHORE DR CONDO SEASHOR | 18 | 18 | -7.73 | \$150,206 | \$145,700 |
| PAGE AV-SHORE DR CONDO SHORELI | 12 | 12 | 0 | \$206,300 | \$206,300 |
| PAGE AV-SHORE DR CONDO VINEYAR | 36 | 36 | 0 | \$284,719 | \$278,600 |
| PAGE AV-SHORE DR CONDO WALDON | 48 | 48 | -5.52 | \$225,531 | \$220,200 |
| PAGE AV-SHORE DR/N SHORE CONDO | 24 | 24 | 0 | \$264,446 | \$264,900 |
| PEMBROKE STATION CONDO | 90 | 90 | -6.63 | \$118,380 | \$122,500 |
| PEPPER TREE A CONDO | 144 | 144 | -25.3 | \$62,499 | \$66,900 |
| PRINCESS ANNE HILLS | 138 | 137 | 0 | \$786,657 | \$809,450 |
| RESERVE | 118 | 118 | -3.05 | \$616,718 | \$605,250 |
| RESIDENCES AT WESTIN | 120 | 120 | -10.9 | \$405,748 | \$356,500 |
| RIVER & SHOREHAVEN RDS | 58 | 54 | 0 | \$513,288 | \$493,100 |
| ROYAL COURT CONDO | 58 | 58 | 0 | \$322,229 | \$310,200 |
| RVR AND N SHOREHVN RDS COVEFRT | 89 | 82 | 9.898 | \$732,017 | \$721,800 |
| RVR AND N SHOREHVN RDS RVRFRNT | 22 | 22 | 7.547 | \$1,340,400 | \$1,114,250 |
| SEAGATE COLONY I | 152 | 152 | 0 | \$235,889 | \$250,700 |
| SHANNON KNOLL | 18 | 18 | 3.28 | \$272,200 | \$271,250 |
| SHIPS WATCH CONDO | 44 | 44 | 0 | \$465,491 | \$382,550 |
| SHORE DR SOUTH CONDO INLET COL | 63 | 63 | -6.14 | \$147,168 | \$146,800 |
| SHORE DR SOUTH CONDO INLET SHO | 16 | 16 | 0 | \$250,706 | \$249,700 |
| SHORE DR SOUTH CONDO LESNER VI | 60 | 60 | 0 | \$210,193 | \$204,100 |
| SHORE DR SOUTH CONDO LYNN LAND | 30 | 30 | -6.8 | \$185,037 | \$187,000 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

LYNNHAVEN

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|--------------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| SHORE DR SOUTH CONDO LYNNHAVEN | 40 | 40 | -6.96 | \$137,255 | \$144,100 |
| SHORE DR SOUTH CONDO SHOREHAVE | 48 | 48 | 0 | \$158,413 | \$158,500 |
| SHORE DR SOUTH CONDO VISTA CIR | 32 | 32 | -13.5 | \$162,400 | \$160,700 |
| SHORE DR SOUTH CONDO VISTA PT | 21 | 21 | 0 | \$210,343 | \$201,800 |
| SOUTHALL QUARTER | 174 | 174 | 0 | \$253,409 | \$256,000 |
| SOUTHERN POINTS | 286 | 286 | 7.542 | \$367,050 | \$340,350 |
| SOUTHERN POINTS NORTH | 18 | 18 | 0 | \$319,856 | \$321,500 |
| STUDIO 56 CONDOMINIUM | 56 | 56 | 4.032 | \$174,973 | \$170,050 |
| SWAIN HILL CONDOS | 12 | 12 | 0 | \$242,967 | \$241,500 |
| SYLVAN LAKE | 53 | 52 | 0 | \$394,953 | \$390,800 |
| SYLVAN LAKE SLEEPY HOL-SANDEE | 16 | 16 | 0 | \$308,781 | \$305,600 |
| THALIA | 234 | 231 | 0 | \$295,288 | \$292,400 |
| THALIA FOREST | 29 | 29 | 0 | \$328,886 | \$329,800 |
| THALIA MANOR | 347 | 345 | -4.13 | \$236,642 | \$233,000 |
| THALIA STATION CONDO | 197 | 197 | 0 | \$102,055 | \$95,100 |
| THALIA VILLAGE | 277 | 251 | -0.09 | \$222,495 | \$218,600 |
| THALIA VILLAGE CONDOS | 34 | 34 | 0 | \$186,518 | \$181,000 |
| THALIA VILLAGE DUPLEX | 73 | 73 | 0 | \$205,064 | \$210,500 |
| THALIA VILLAGE TH | 403 | 403 | -10.4 | \$108,658 | \$102,800 |
| THALIA WATERFRONT | 199 | 193 | 0 | \$539,258 | \$492,700 |
| THALIA WAYSIDE TOWNHMS | 354 | 354 | -3.19 | \$162,681 | \$160,700 |
| THE LANDINGS | 78 | 78 | 0 | \$348,360 | \$276,450 |
| THE LANE AT WILDWOOD | 20 | 20 | -8.09 | \$265,345 | \$266,050 |
| TRANT BERKSHIRE AREA | 372 | 362 | 7.825 | \$594,290 | \$532,550 |
| WELLINGTON WOODS | 254 | 254 | 0 | \$297,829 | \$297,250 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

LYNNHAVEN

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|----------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| WILDWOOD SQUARE | 76 | 76 | -6.42 | \$181,963 | \$177,300 |
| WIMBLEDON ON THE BAY | 79 | 79 | -9.01 | \$675,933 | \$593,200 |
| WIND ROSE TOWNHOUSES | 18 | 18 | -7.48 | \$358,717 | \$360,800 |
| WOLFSNARE PLANTATION | 206 | 206 | 8.942 | \$294,267 | \$277,000 |
| WOODHURST | 82 | 82 | 0 | \$245,170 | \$240,400 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

PRINCESS ANNE

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|--------------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| ASHVILLE PARK/WILSHIRE VLG | 135 | 33 | -6.64 | \$577,512 | \$499,000 |
| ATLANTIC SHORES MID-RISE APT | 565 | 559 | -45 | \$88,285 | \$84,600 |
| BERNARD FARM | 45 | 37 | -5.09 | \$351,303 | \$349,400 |
| BLACKWATER | 421 | 340 | -9.27 | \$266,785 | \$248,850 |
| BLACKWATER LAND USE | 208 | 85 | -10.4 | \$417,679 | \$366,000 |
| BLACKWATER MANSFIELD FARM | 24 | 15 | 0 | \$518,560 | \$518,400 |
| BROWNINGSTONE | 108 | 108 | -11.4 | \$206,942 | \$210,400 |
| BUYRN FARM NORTH | 71 | 71 | 0 | \$238,614 | \$240,900 |
| CARROLLTON EST/MIHO EST | 25 | 23 | 0 | \$320,264 | \$328,400 |
| CASTLETON BARK_MAYF_SOMERSET | 124 | 124 | 0 | \$312,500 | \$298,000 |
| CASTLETON BRENT_KING_RAD | 200 | 200 | 0 | \$293,004 | \$293,100 |
| CASTLETON BUCKNGHM CHARTWLL | 174 | 174 | 0 | \$350,599 | \$348,550 |
| CASTLETON CAMDEN VILLAGE | 167 | 167 | -9.77 | \$189,598 | \$180,700 |
| CASTLETON KESWICK VILLAGE | 108 | 108 | 0 | \$298,644 | \$298,150 |
| CHELSEA PLACE | 16 | 16 | -11.4 | \$312,675 | \$312,650 |
| CHRISTOPHER FARMS | 300 | 300 | 0 | \$365,827 | \$366,050 |
| COURT HOUSE FOREST | 74 | 74 | -7.11 | \$227,262 | \$226,900 |
| COURT HOUSE FOREST N | 22 | 22 | 0 | \$271,995 | \$270,900 |
| COURTHOUSE ESTATES AMHERST | 58 | 58 | 0 | \$260,143 | \$259,650 |
| COURTHOUSE ESTATES APPOMATTOX | 95 | 95 | 1.903 | \$322,651 | \$323,600 |
| COURTHOUSE ESTATES AUGUSTA VIL | 77 | 77 | 0 | \$369,551 | \$369,900 |
| COURTHOUSE ESTATES CHARLOTTE V | 90 | 90 | 0 | \$292,070 | \$294,750 |
| COURTHOUSE ESTATES HIGHLAND VI | 67 | 67 | 4.124 | \$309,322 | \$309,400 |
| COURTHOUSE ESTATES LANCASTER V | 97 | 97 | 0 | \$335,631 | \$336,700 |
| COURTHOUSE ESTATES MADISON VIL | 39 | 39 | 0 | \$385,103 | \$384,700 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

PRINCESS ANNE

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|--------------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| COURTHOUSE ESTATES MATTHEWS VI | 110 | 110 | 0 | \$271,551 | \$272,000 |
| COURTHOUSE ESTATES PRINCESS AN | 76 | 76 | 0 | \$306,612 | \$306,950 |
| COURTHOUSE ESTATES ROCKBRIDGE | 74 | 74 | -1.49 | \$254,695 | \$254,300 |
| COURTHOUSE ESTATES SHENANDOAH | 25 | 25 | 0 | \$361,224 | \$366,700 |
| COURTHOUSE ESTATES SUSSEX VILL | 128 | 128 | 3.368 | \$276,245 | \$275,750 |
| COURTHOUSE ESTATES WARWICK | 79 | 79 | 3.060 | \$291,234 | \$292,800 |
| COURTHOUSE ESTATES WESTMORELAN | 64 | 64 | 0 | \$305,297 | \$308,500 |
| COURTHOUSE ESTATES WYTHE VILLA | 78 | 78 | 2.525 | \$275,649 | \$276,750 |
| COURTHOUSE WOODS CONDO | 155 | 155 | 0 | \$236,294 | \$237,400 |
| CRESCENT CONDOS | 138 | 138 | -2.54 | \$204,685 | \$197,500 |
| CROMWELL PARK | 132 | 132 | -6.24 | \$195,365 | \$195,500 |
| CULVER ACRES | 28 | 28 | 18.51 | \$227,925 | \$223,850 |
| CULVER WOODS | 11 | 11 | 0 | \$218,882 | \$219,400 |
| DAM NECK ESTATES | 305 | 305 | 0 | \$186,862 | \$183,000 |
| DAM NECK ESTATES TOWNHOUSES | 67 | 67 | 0 | \$143,237 | \$146,800 |
| EAGLES NEST | 71 | 22 | 5.487 | \$566,718 | \$564,400 |
| FARMERS COURT | 12 | 12 | 0 | \$226,233 | \$224,550 |
| FIELDSTONE GLEN | 82 | 82 | -7.97 | \$261,720 | \$256,000 |
| FOXFIRE | 318 | 318 | 0 | \$277,620 | \$273,500 |
| FOXFIRE DOWNS | 312 | 312 | -5.19 | \$191,633 | \$193,100 |
| GREENWOOD | 52 | 52 | 0 | \$300,187 | \$301,400 |
| GUN HALL TOWNHOMES | 18 | 18 | -9.04 | \$213,311 | \$214,300 |
| GUNN HALL CONDO | 44 | 44 | 0 | \$159,227 | \$161,100 |
| GUNN HALL MANOR | 23 | 23 | 0 | \$160,852 | \$148,400 |
| HERITAGE PARK | 255 | 246 | 0 | \$549,413 | \$551,500 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

PRINCESS ANNE

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|--------------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| HERON RIDGE ESTATES/OAK BREEZE | 125 | 124 | 0 | \$567,430 | \$565,600 |
| HIDDEN OAKS | 47 | 46 | 0 | \$307,900 | \$316,800 |
| HIGHCOURT | 39 | 36 | -5.35 | \$456,451 | \$483,900 |
| HIGHGATE GREENS/CROSSING | 202 | 202 | 0 | \$415,225 | \$411,850 |
| HOLLAND OAKS | 92 | 92 | 0 | \$255,930 | \$256,350 |
| HOLLAND PINES | 178 | 178 | 5.415 | \$294,098 | \$293,450 |
| HOLLAND PINES W./SHELBURNE WDS | 119 | 119 | 0 | \$291,508 | \$299,000 |
| HOLLAND WOODS | 82 | 82 | 0 | \$235,038 | \$239,250 |
| HUNT CLUB FOREST and WEST | 403 | 403 | 0 | \$276,421 | \$278,300 |
| HUNTERS RUN | 73 | 73 | 0 | \$219,288 | \$210,600 |
| INDIAN RIVER PLANT | 233 | 219 | -10.4 | \$545,434 | \$510,500 |
| LAGOMAR | 633 | 628 | 0 | \$416,705 | \$402,900 |
| LAGOMAR SECTION 7 | 282 | 247 | 5.595 | \$542,355 | \$568,600 |
| LANDSTOWN LAKES TH | 78 | 78 | 0 | \$155,378 | \$150,600 |
| LANDSTOWN LAKES/COURT | 370 | 370 | -5.61 | \$215,582 | \$211,100 |
| LANDSTOWN MEADOWS | 533 | 533 | -3.22 | \$233,071 | \$235,200 |
| LITCHFIELD MANOR | 70 | 70 | -6.31 | \$393,454 | \$402,550 |
| LOTUS CREEK ONE CONDO | 45 | 45 | 0 | \$391,809 | \$390,700 |
| MALBON ACRES | 52 | 52 | 0 | \$243,998 | \$246,800 |
| MATTHEWS GREEN | 48 | 17 | 0.841 | \$521,041 | \$510,600 |
| MAYBERRY | 38 | 36 | 0 | \$412,626 | \$415,500 |
| MIDDLE OAKS PLANT_CASON FARM | 155 | 155 | -0.26 | \$248,014 | \$246,200 |
| NEW CASTLE | 186 | 186 | 0 | \$283,698 | \$273,700 |
| OCEAN LAKES | 1472 | 1472 | -0.36 | \$213,683 | \$210,700 |
| OCEAN LAKES BERKSHIRE | 64 | 64 | 0 | \$210,175 | \$209,200 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

PRINCESS ANNE

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|-------------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| OCEAN LAKES CONDO | 168 | 168 | -3.38 | \$101,879 | \$104,300 |
| OCEAN LAKES EAST | 135 | 135 | 0 | \$268,491 | \$268,100 |
| OCEAN LAKES NORTH | 231 | 231 | 0 | \$245,209 | \$249,900 |
| OCEAN LAKES TH | 648 | 648 | -0.4 | \$162,934 | \$163,650 |
| OCEAN LAKES WATERS EDGE | 69 | 69 | 0 | \$260,065 | \$261,700 |
| OCEAN LAKES WEST | 30 | 30 | 0 | \$314,783 | \$316,200 |
| P.A. CROSSING_BURYN FARM | 111 | 111 | -5.93 | \$355,374 | \$357,100 |
| PARKSIDE GREEN | 249 | 249 | -2.36 | \$192,896 | \$195,600 |
| PINE HURST ESTATES | 35 | 35 | 0 | \$243,851 | \$237,200 |
| PINE MEADOWS | 583 | 583 | 0 | \$252,559 | \$249,100 |
| PINE RIDGE | 266 | 266 | 0 | \$307,481 | \$307,500 |
| PRINCE GEORGE ESTATES | 85 | 84 | 0 | \$372,522 | \$374,100 |
| PRINCESS ANNE | 1086 | 732 | -0.23 | \$279,581 | \$234,800 |
| PRINCESS ANNE LAND USE | 151 | 67 | -0.91 | \$721,882 | \$592,700 |
| PRINCESS ANNE QUARTER | 75 | 75 | 0 | \$447,425 | \$441,200 |
| PRINCESS ANNE WOODS | 127 | 127 | 0 | \$415,349 | \$414,100 |
| PUNGO | 2016 | 1430 | -0.28 | \$339,950 | \$304,400 |
| PUNGO PUNGO FERRY LANDG | 44 | 25 | 0 | \$464,592 | \$464,600 |
| RED MILL FARM | 508 | 507 | -1.47 | \$260,441 | \$258,750 |
| RED MILL FARM MEADOWS | 32 | 32 | -0.96 | \$318,216 | \$318,650 |
| RED MILL FARM NIMMO COURT | 22 | 22 | 0 | \$414,018 | \$412,700 |
| RED MILL FARM SAWYER ESTATES | 110 | 110 | 0 | \$344,425 | \$346,900 |
| RED MILL FARM SOUTH SHORE EST | 227 | 227 | -1.23 | \$399,507 | \$393,500 |
| RED MILL FARM WILLOW RIDGE | 152 | 152 | -1.06 | \$273,435 | \$271,400 |
| RED MILL FOREST | 15 | 15 | -6.36 | \$342,013 | \$339,600 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

PRINCESS ANNE

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|-------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| RED MILL VILLAGE | 128 | 128 | -1.34 | \$183,895 | \$184,200 |
| RED MILL/FOX CHASE | 523 | 521 | 3.203 | \$268,015 | \$267,700 |
| RED MILL/SOUTH WOODS | 197 | 197 | -5.67 | \$326,332 | \$323,900 |
| ROCK CREEK | 810 | 810 | -2.74 | \$202,804 | \$203,800 |
| ROLLINGWOOD | 90 | 90 | 5.674 | \$383,699 | \$380,600 |
| SALEM CT CONDOS | 28 | 28 | -26.1 | \$86,596 | \$83,600 |
| SALEM LAKES | 892 | 891 | -3.83 | \$197,570 | \$197,100 |
| SALEM LAKES TH | 244 | 244 | -1.94 | \$136,407 | \$134,500 |
| SALEM VILLAGES | 316 | 316 | -3.47 | \$165,421 | \$163,600 |
| SANCTUARY FALSE CAPE | 249 | 249 | 20.00 | \$417,149 | \$331,000 |
| SANDBRIDGE | 1157 | 1099 | 0.145 | \$509,140 | \$475,000 |
| SANDBRIDGE DUNES | 74 | 74 | 0 | \$362,941 | \$354,050 |
| SANDBRIDGE OCEAN FRONT | 237 | 226 | 0.231 | \$957,085 | \$859,500 |
| SANDBRIDGE STATION | 16 | 16 | 0 | \$240,488 | \$240,900 |
| SCOTLAND STREET | 10 | 10 | -4.85 | \$239,520 | \$234,450 |
| SEABOARD ACRES/FOREST | 29 | 29 | 0 | \$481,821 | \$462,800 |
| SEASIDE AT SANDBRIDGE | 12 | 12 | -17.6 | \$246,333 | \$243,800 |
| SHERWOOD LAKES | 57 | 55 | 0 | \$453,174 | \$451,500 |
| SHERWOOD LAKES CONDOS | 84 | 84 | 0 | \$384,329 | \$380,400 |
| SOUTHGATE | 368 | 368 | 0 | \$283,294 | \$282,050 |
| STRAWBRIDGE | 282 | 282 | 0 | \$212,189 | \$203,900 |
| SUNSTREAM PARK SEMI DET | 211 | 211 | 0.074 | \$166,906 | \$163,100 |
| SUNSTREAM PARK SF | 102 | 102 | 0 | \$179,305 | \$180,500 |
| THREE OAKS | 225 | 225 | -6.75 | \$373,188 | \$372,700 |
| UPTON ESTATES | 302 | 302 | 0 | \$225,080 | \$216,800 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

PRINCESS ANNE

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|-------------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| VICTORIA PARK | 64 | 59 | 0 | \$514,070 | \$536,550 |
| VILLAGE BEND | 14 | 14 | 0 | \$332,936 | \$326,500 |
| WELLINGTON AT DAM NECK | 124 | 124 | -6.47 | \$151,623 | \$152,600 |
| WEST NECK VILLAGE VILLAGE A | 64 | 64 | -6.74 | \$337,570 | \$337,250 |
| WEST NECK VILLAGE VILLAGE C | 66 | 66 | -4.67 | \$269,495 | \$268,050 |
| WEST NECK VILLAGE VILLAGE D | 54 | 54 | -7.08 | \$298,028 | \$305,350 |
| WEST NECK VILLAGE VILLAGE E | 208 | 207 | -6.75 | \$283,503 | \$277,300 |
| WEST NECK VILLAGE VILLAGE F | 114 | 88 | 0 | \$319,477 | \$320,850 |
| WEST NECK VILLAGE VILLAGE G-1 | 23 | 21 | -5.11 | \$400,409 | \$425,200 |
| WOODS OF PINEY GROVE | 104 | 101 | 1.907 | \$252,381 | \$259,250 |
| WORDSWORTH VILLAGE | 300 | 300 | -3.52 | \$212,180 | \$217,300 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

ROSE HALL

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|--------------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| ARBOR BROOK CONDO | 56 | 56 | -32.8 | \$78,734 | \$78,100 |
| BUCKNER FARMS | 778 | 778 | 0 | \$267,568 | \$267,500 |
| BUCKNER WOODS | 160 | 160 | -6.94 | \$126,946 | \$128,300 |
| CHIMNEY HILL | 826 | 826 | -1.47 | \$180,273 | \$181,300 |
| CHIMNEY HILL CONDO | 137 | 137 | -26.4 | \$105,161 | \$102,100 |
| CHIMNEY HILL TH | 380 | 380 | -8.64 | \$123,084 | \$123,200 |
| DAM NECK AREA | 157 | 157 | -1.71 | \$268,297 | \$270,000 |
| DOYLETOWN | 134 | 126 | -3.05 | \$155,835 | \$160,550 |
| DOYLETOWN CONDOS | 14 | 14 | 0 | \$189,286 | \$188,750 |
| DOYLETOWN DUPLEX | 35 | 35 | -0.35 | \$277,657 | \$182,500 |
| GREEN RUN CONDOS | 276 | 276 | -19.8 | \$76,327 | \$77,000 |
| GREEN RUN SF AMBERLY FOREST | 380 | 380 | -4.49 | \$196,581 | \$193,000 |
| GREEN RUN SF BARKLEY MEADOWS | 188 | 188 | -6.89 | \$191,819 | \$190,050 |
| GREEN RUN SF CEDAR RIDGE | 119 | 119 | 0 | \$176,676 | \$176,400 |
| GREEN RUN SF CEDARWOOD/STARVW | 150 | 150 | 0 | \$196,353 | \$196,350 |
| GREEN RUN SF COUNTRY PLACE | 70 | 70 | -7.78 | \$202,973 | \$201,500 |
| GREEN RUN SF HUNTERS RUN | 229 | 229 | 0 | \$201,513 | \$196,300 |
| GREEN RUN SF LEXINGTON COMMONS | 72 | 72 | -5.35 | \$172,138 | \$171,900 |
| GREEN RUN SF LEXINGTON GREENS | 87 | 87 | 0 | \$146,877 | \$143,300 |
| GREEN RUN SF TANGLEWOOD | 184 | 184 | 0 | \$156,111 | \$159,150 |
| GREEN RUN SF THE CIRCLE (A) | 321 | 321 | 0 | \$199,706 | \$197,000 |
| GREEN RUN SF THE CIRCLE (B) | 206 | 206 | 0 | \$190,891 | \$191,900 |
| GREEN RUN SF WATERS EDGE | 69 | 69 | 0 | \$162,270 | \$160,300 |
| GREEN RUN SF WOODLAND ESTATES | 161 | 161 | 0 | \$204,075 | \$200,200 |
| GREEN RUN SF WOODLAND MEADOWS | 136 | 136 | 0 | \$182,831 | \$180,050 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

ROSE HALL

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|--------------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| GREEN RUN TH | 1553 | 1553 | -15.2 | \$107,918 | \$107,600 |
| HOLLAND HOUSE CONDOS | 112 | 112 | -0.42 | \$46,900 | \$46,900 |
| HOLLAND MEADOWS | 140 | 140 | 0 | \$145,010 | \$147,900 |
| LAKES | 589 | 589 | 0 | \$161,838 | \$159,300 |
| LAKES TH | 197 | 197 | 0 | \$120,673 | \$120,400 |
| LYME REGIS CONDO | 136 | 136 | -35.9 | \$70,279 | \$70,500 |
| LYNNHAVEN FOREST | 46 | 46 | -9.85 | \$180,376 | \$181,150 |
| LYNNHAVEN WOODS | 271 | 270 | -7.27 | \$251,622 | \$254,200 |
| MEADOW GLEN | 12 | 12 | -8.67 | \$276,908 | \$277,700 |
| OAK SPRINGS | 266 | 266 | 4.763 | \$218,288 | \$217,300 |
| OAK SPRINGS TOWNHOUSES | 277 | 277 | 0 | \$140,642 | \$138,500 |
| PECAN GARDENS | 354 | 344 | 0 | \$152,932 | \$151,200 |
| PECAN GARDENS DUPLEX | 22 | 22 | 0 | \$133,059 | \$119,900 |
| PECAN GARDENS HEJDO TERRACE | 80 | 80 | -5.00 | \$110,533 | \$108,350 |
| PECAN GARDENS SEMI-DET | 96 | 96 | 0 | \$119,110 | \$119,300 |
| PECAN GARDENS TH | 48 | 48 | -3.66 | \$106,525 | \$105,300 |
| PECAN GARDENS TH-FLAT | 133 | 133 | -8.85 | \$92,217 | \$96,800 |
| PINEWOOD GARDENS | 165 | 165 | -4.07 | \$170,076 | \$165,700 |
| PRINCESS ANNE GARDENS | 178 | 178 | -23.6 | \$89,776 | \$89,700 |
| PRINCESS ANNE PLAZA | 3218 | 3215 | -0.71 | \$176,893 | \$174,100 |
| PRINCESS ANNE PLAZA KINGS ARMS | 100 | 100 | 0 | \$99,800 | \$100,850 |
| PRINCESS ANNE PLAZA TH/SEC 1 | 94 | 94 | -4.54 | \$76,423 | \$69,450 |
| PRINCESS ANNE PLAZA TH/SEC 4 | 94 | 94 | -5.83 | \$109,660 | \$110,900 |
| ROSEGATE | 51 | 51 | -11.8 | \$139,831 | \$142,400 |
| ST ALBANS GLENN CONDO | 136 | 136 | -35.9 | \$73,460 | \$72,600 |

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2013/2014**

Date: 2/14/2013

ROSE HALL

| NEIGHBORHOOD | TOTAL PARCEL COUNT | PARCELS WITH IMPROVEMENTS | PERCENT OF CHANGE | MEAN | MEDIAN |
|------------------------------|--------------------------|------------------------------|----------------------|-----------|-----------|
| TIMBERLAKE ASPEN | 198 | 198 | -2.76 | \$134,435 | \$135,500 |
| TIMBERLAKE HOLLAND MEWS | 32 | 32 | -1.96 | \$108,888 | \$108,700 |
| TIMBERLAKE SEC 1-12 | 404 | 404 | 0 | \$186,276 | \$181,750 |
| TIMBERLAKE SEC 8-9 | 55 | 55 | 0 | \$187,173 | \$197,200 |
| TIMBERLAKE WATERS | 44 | 44 | 0 | \$138,639 | \$141,700 |
| TOWNE SQUARE BATTERY PARK | 140 | 140 | -9.36 | \$189,826 | \$188,000 |
| TOWNE SQUARE CARRIAGE HOMES | 144 | 144 | -2.29 | \$197,828 | \$196,200 |
| TOWNE SQUARE PARK PLACE | 199 | 199 | -2.66 | \$239,760 | \$241,400 |
| WINDSOR FOREST | 32 | 32 | -4.43 | \$283,147 | \$291,500 |
| WINDSOR OAKS WEST | 1034 | 1034 | -5.07 | \$201,520 | \$199,900 |
| WINDSOR OAKS WEST HALIFAX | 212 | 212 | 0 | \$151,647 | \$150,900 |
| WINDSOR OAKS WEST TOWNHOUSES | 320 | 320 | -8.32 | \$121,320 | \$118,500 |
| WINDSOR WOODS | 1528 | 1527 | -5.44 | \$197,297 | \$194,900 |