

Average Percent  
of  
Assessment Change  
of  
Residential Neighborhoods  
by  
District

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Fiscal Year 2016-2017



# City of Virginia Beach

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

February 19, 2016

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 2016 to FY 2017. 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

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT  
FY 2016/2017**

Date: 2/12/2016

**Bayside**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
3556 SHORE DRIVE CONDO	34	34	0	\$452,324	\$403,450
ADKINS RESERVE/THE OAKS	59	59	-7.6	\$119,939	\$113,900
AERIES ON THE BAY SF	29	29	3.45	\$409,276	\$425,700
AERIES ON THE BAY TOWNHOUSES	211	211	1.002	\$293,688	\$294,200
AMPHIBIOUS MANOR	52	51	4.003	\$185,708	\$182,700
ARAGONA VILLAGE	3005	2988	2.549	\$172,610	\$170,900
BAYLAKE BEACH/PINES	335	329	7.301	\$522,559	\$416,800
BAYSIDE VILLAS	83	83	-0.14	\$124,511	\$124,900
BAYVILLE COVE	18	18	3.028	\$335,522	\$326,050
BAYVILLE GARDENS/PARK	199	197	2.449	\$202,721	\$193,100
BAYVISTA CONDOS	27	27	0	\$668,978	\$598,300
BONNEY/BAXTER ROAD	35	29	-0.83	\$152,441	\$131,400
BRADFORD ACRES	43	41	0.597	\$207,598	\$202,700
BRADFORD PARK	43	40	0.882	\$192,809	\$183,200
BRADFORD TERRACE	66	66	0.282	\$195,297	\$187,550
BROADMEADOWS CONDO	16	16	3.650	\$107,900	\$107,900
BURTON STATION	32	13	10.99	\$118,277	\$118,300
CHES BCH BAY LAKE CONDO	50	50	4.486	\$198,392	\$198,500
CHES BCH BAY QUARTER CONDO	64	64	-0.76	\$156,664	\$156,500
CHES BCH BAY WIND CONDO	15	15	3.931	\$163,033	\$161,400
CHES BCH HOLLIS ROAD CONDO	18	18	7.272	\$145,883	\$142,200
CHES BCH MARTINIQUE CONDO	13	13	2.385	\$297,500	\$297,500
CHES BCH NORTH BEACH CONDO	60	60	4.639	\$162,820	\$164,500
CHES BCH WATERSPOINT	20	20	4.547	\$222,775	\$223,250

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT  
FY 2016/2017**

Date: 2/12/2016

**Bayside**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
CHES BCH/COASTALVW/TRANQUILITY	32	32	4.504	\$312,059	\$313,400
CHES BCH/PH STNLNDG/CHESBCHE	67	67	10.18	\$142,549	\$143,200
CHESA HOUSE ON THE BAY	120	120	3.006	\$214,423	\$203,400
CHESAPEAKE BEACH	596	553	4.784	\$439,056	\$402,900
CHESAPEAKE BEACH ATTACHED	389	387	3.164	\$376,811	\$342,500
CHESAPEAKE BEACH BAYSIDE CORP	18	18	17.43	\$207,856	\$205,100
CHESAPEAKE BEACH BEACH BAY CON	27	27	3.155	\$291,437	\$291,500
CHESAPEAKE BEACH DUPLEX	178	177	0.999	\$371,008	\$324,800
CHESAPEAKE BEACH WOODS OF CHES	25	25	-1.87	\$201,992	\$196,800
CHESAPEAKE BEACH/HARBOR OAKS	12	12	5.062	\$283,317	\$283,250
CHURCH POINT	185	185	-1.67	\$701,736	\$674,900
CHURCH POINT BISHOPS COURT	34	34	5.271	\$613,006	\$603,500
CHURCH POINT SECTION I	123	123	1.782	\$463,721	\$465,600
CHURCH POINT WATERFRONT	39	36	-1.35	\$1,250,144	\$1,298,100
CORNERSTONE	199	199	2.595	\$238,633	\$240,000
CRYSTAL PT/HERON ROOST	31	31	10.76	\$586,303	\$503,200
CTRE GREEN CYPRESS PT COUNTRY	125	125	5.693	\$189,987	\$191,400
CTRE GRN CYPRESS PT GRDN VILLA	80	80	1.202	\$142,636	\$142,500
CYPRESS POINT	149	149	-2.62	\$299,588	\$299,400
CYPRESS POINT COMMONS	70	70	-0.90	\$139,114	\$138,400
CYPRESS POINT CUSTOM HOMES	229	227	0.734	\$451,152	\$437,700
CYPRESS POINT DEFORD LTD	60	59	-2.06	\$329,057	\$327,650
CYPRESS POINT N MOORES POND	30	29	1.88	\$358,240	\$355,550
CYPRESS POINT NORTH	117	117	0.322	\$338,529	\$322,400

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT  
FY 2016/2017**

Date: 2/12/2016

**Bayside**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
CYPRESS POINT NORTH TOWNHOUSES	39	39	-0.75	\$211,603	\$221,600
CYPRESS POINT TH	73	73	0.696	\$169,366	\$170,100
CYPRESS POINT TRADITIONS CONDO	174	174	0.24	\$221,085	\$223,500
DIAMOND LAKE EST/ANTHONY HOMES	127	127	-4.47	\$161,623	\$159,400
DIAMOND SPRING / GRDNWOOD PARK	761	760	0.469	\$178,171	\$167,000
DONATION SHORES	45	45	1.037	\$488,596	\$458,100
FENTRESS TOWN	264	241	2.614	\$210,472	\$201,800
GARNETTS WATCH	40	40	0.317	\$260,645	\$258,800
GOVERNOR SQUARE	71	71	1.363	\$184,910	\$181,700
HAYGOOD ESTATE CONDOS	39	39	-2.17	\$224,021	\$223,400
HAYGOOD POINT	284	284	6.189	\$370,209	\$356,600
HERMITAGE	99	99	2.771	\$140,580	\$141,500
HODGEMAN PLAT	85	80	0.664	\$194,014	\$201,600
HUDGINS SHORES	45	45	5.644	\$472,118	\$388,100
KEMPS COVE	18	18	-3.12	\$264,150	\$261,250
KEMPS LAKE CONDOS	64	64	-3.71	\$154,063	\$154,850
KEMPS VILLAGE AT TOWN CENTER	41	41	0.188	\$304,785	\$301,500
KEMPSVII LAKE BAXTER WOODS TH	73	73	-4.39	\$153,989	\$152,100
KEMPSVILLE LAKE	1273	1273	2.468	\$166,355	\$168,200
KEMPSVILLE LAKE TURNBERRY TH	63	63	-0.02	\$156,424	\$156,300
L & J GARDENS	137	131	3.453	\$224,688	\$222,500
LAKE EDWARD WESLEYAN FST/SD	76	76	8.510	\$127,184	\$128,000
LAKE FRONT VILLAGE	55	55	4.922	\$109,682	\$108,000
LAKE SHORES	570	564	1.599	\$288,523	\$259,800

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT  
FY 2016/2017**

Date: 2/12/2016

**Bayside**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
LAKE SMITH CONDOMINIUM	180	180	-3.91	\$124,833	\$123,900
LAKE SMITH TERRACE	546	546	0.612	\$300,540	\$285,450
LAKEVIEW PARK	209	195	-1.31	\$310,613	\$272,700
LAKEVIEW SHORES	279	278	-2.13	\$245,023	\$215,400
MARINERS LANDING	151	151	1.374	\$239,254	\$239,400
NEWSOME FARM HAYGOOD SQUARE	25	25	2.450	\$209,384	\$205,000
NORTHERN VILLAGE	11	11	0.48	\$310,255	\$306,200
NORTHRIDGE	369	369	2.023	\$111,191	\$113,600
OCEAN PARK	110	97	3.297	\$595,479	\$448,500
OCEAN PARK CONDO	336	336	-1.7	\$416,586	\$397,550
OCEAN PARK DUPLEX	84	84	2.453	\$345,579	\$313,550
OCEAN PARK/VINTAGE POINT	15	15	-1.37	\$290,867	\$311,300
OLD DONATION FARM	41	41	1.091	\$694,576	\$727,600
OLD DONATION MANOR	96	96	-4.59	\$290,890	\$286,350
OLD DONATION TOWNHOUSE	28	28	-3.14	\$176,861	\$176,850
PELICAN DUNES CONDO	65	64	3.909	\$378,011	\$373,700
PELICAN DUNES SF	123	115	6.311	\$394,278	\$377,400
PEMBROKE CROSSING COND	88	88	3.327	\$108,988	\$110,500
PEMBROKE MANOR	822	820	7.481	\$204,126	\$195,850
PEMBROKE MEADOWS	512	512	4.466	\$266,789	\$249,450
PEMBROKE TH	180	180	0.740	\$152,844	\$148,850
PIER POINTE LDG CONDO	85	85	-6.43	\$68,207	\$73,500
POCAHONTAS VILLAGE	356	356	3.494	\$182,204	\$175,350
REID TOWN	31	27	2.316	\$249,429	\$268,100

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT  
FY 2016/2017**

Date: 2/12/2016

**Bayside**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
RESIDENCES AT WESTIN	120	120	6.051	\$448,679	\$399,700
RIDGELY MANOR/BELMEADE	158	158	0.646	\$319,887	\$320,800
RIDGELY MANOR/FARRCROFT	172	172	0.811	\$174,069	\$174,100
RIDGELY MANOR/GRACE HILL	112	112	-4.09	\$198,399	\$199,900
RIDGELY MANOR/NORTH SHORE	123	85	1.122	\$651,441	\$623,900
RIDGELY MANOR/SOUTHMOOR VLG	276	276	-2.52	\$140,485	\$142,100
RIDGELY MANOR/WESTBRIAR	174	174	0.728	\$227,821	\$226,700
SAW PEN POINT	94	90	0.876	\$708,237	\$605,450
SAW PEN POINT BAY HILL	22	20	1.534	\$668,627	\$687,350
SAW PEN POINT WITCHDUCK FARMS	29	28	-1.72	\$521,638	\$511,800
STAPLESMILL CHASE	126	126	0.910	\$131,167	\$128,300
STUDIO 56 CONDOMINIUM	56	56	0	\$181,961	\$176,800
SUMMERSET/GARNETT POINT LAKES	110	110	0.526	\$216,643	\$216,800
THOROUGHGOOD COLONY	150	150	-2.52	\$187,907	\$186,100
THOROUGHGOOD ESTATES	143	143	1.659	\$397,062	\$392,800
THOROUGHGOOD/BLACKTHORNE	909	898	5.817	\$438,264	\$357,250
THREE SHIPS LANDING	48	48	1.074	\$322,669	\$323,250
VILLAGE SPRINGS CONDO	49	49	4.837	\$88,871	\$90,500
VILLAS AT LAKE LAWSON	30	30	3.858	\$250,007	\$254,100
WATER OAKS CONDOMINIUM	24	24	0.901	\$453,342	\$468,650
WATER OAKS CONDOS B	28	28	0.538	\$325,946	\$324,700
WHITAKER PLACE	23	23	0.538	\$263,187	\$265,900
WISHART COVE	96	96	-1.78	\$469,413	\$409,250
WISHART LAKE	23	23	1.442	\$506,943	\$466,000

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT  
FY 2016/2017**

Date: 2/12/2016

**Bayside**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
WITCHDUCK	137	128	0.760	\$760,922	\$665,650
WITCHDUCK ARMS TH	24	24	5.025	\$199,350	\$196,000
WITCHDUCK COURT	16	16	0.511	\$256,819	\$248,400
WITCHDUCK LANDING	110	110	1.067	\$194,745	\$191,900
WITCHDUCK WOODS CONDO	100	100	1.338	\$204,388	\$207,900
WITCHGATE COURT CONDO	16	16	3.882	\$101,700	\$101,700



**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT**

**FY 2016/2017**

Date: 2/12/2016

**Beach**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
3800 OCEANFRONT CONDO	50	50	0	\$527,436	\$519,300
921 OCEANS CONDO	24	24	0	\$806,733	\$810,850
BAY BREEZE CONDO/ HERONS LDG	29	29	-5.75	\$265,352	\$249,000
BEACONS REACH	52	52	-0.39	\$200,640	\$197,100
BIRDNECK ACRES	36	35	5.434	\$385,625	\$333,450
BIRDNECK COMMON CONDOS	23	23	0.699	\$174,704	\$178,300
BIRDNECK LAKE	185	185	6.147	\$341,799	\$336,500
BIRDNECK NORTH CONDO	104	104	-2.39	\$162,210	\$162,700
BIRDNECK VILLAS	72	72	1.514	\$156,390	\$154,100
BROCKS BRIDGE	16	11	-1.84	\$109,363	\$99,450
BROOKGREENE COMMONS	87	87	1.019	\$221,843	\$221,200
CHELTENHAM SQUARE	81	81	-4.14	\$232,336	\$233,400
CHESOPEIAN COLONY	264	263	0.584	\$455,378	\$429,500
CHESTERFIELD STATION	100	100	10.67	\$91,963	\$91,700
COLONNADE	35	35	0.601	\$191,843	\$204,700
COQUINA A CONDOMINIUM	61	61	2.987	\$211,367	\$207,700
COVE AT GREAT NECK	32	32	-0.39	\$186,388	\$204,100
CRAWFORD PLACE	12	11	7.665	\$238,308	\$177,900
CRIPPLE CREEK TH	29	29	-3.78	\$136,210	\$131,600
CROATAN	235	226	3.880	\$734,086	\$646,800
CROATAN BEACH	222	218	1.247	\$698,279	\$690,750
CROATAN BEACH/ATLANTIC AVE	71	59	11.93	\$2,011,442	\$1,943,000
DEERWOOD TRACE	159	159	1.285	\$150,562	\$148,300
DOLPHIN RUN CONDO	110	110	0	\$376,878	\$351,000

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT  
FY 2016/2017**

Date: 2/12/2016

**Beach**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
DOYLETOWN	132	126	1.841	\$180,162	\$181,000
DOYLETOWN CONDOS	14	14	-5.31	\$204,507	\$203,050
DOYLETOWN DUPLEX	35	35	-10.2	\$278,214	\$183,600
EDGEWATER CONDOMINIUMS	55	55	0	\$393,475	\$392,200
EGRET LANDING	41	41	16.44	\$128,544	\$120,900
EUREKA PARK	42	42	5.377	\$162,581	\$156,600
GATEWOOD PARK	90	76	5.446	\$182,426	\$168,550
GATEWOOD PARK DUPLEX	30	30	0.828	\$175,817	\$168,250
GAY DRIVE/BAYWAY RD	12	11	2.510	\$261,683	\$290,450
GLENEAGLE CONDOMINIUM	36	36	0	\$159,800	\$168,500
GREAT NECK GROVE	144	144	2.667	\$148,521	\$147,900
HARBOUR POINT	120	45	10.83	\$731,508	\$614,100
HARBOUR POINT CONDO	172	172	0	\$231,429	\$226,200
HERONS COVE	192	192	1.863	\$176,440	\$179,700
HIDDEN SHORES CONDO	28	28	-4.23	\$196,264	\$197,350
HILLTOP MANOR	212	210	0.907	\$196,217	\$195,000
HILLTOP SOUTH	93	93	17.98	\$114,281	\$114,500
HOLLY DUNES	19	19	13.66	\$400,963	\$403,900
HUNTWICK CONDOMINIUM	20	20	16.52	\$539,390	\$522,900
HUTTON TERRACE	19	19	2.283	\$136,742	\$136,100
KENSTOCK	116	115	-0.36	\$320,583	\$321,350
KINGSWOOD SQUARE	26	23	2.538	\$158,204	\$164,200
LAFONDA CONDOMINIUM	22	22	0	\$84,900	\$89,400
LAKE POINT TOWNHOUSE	11	11	-0.005	\$200,609	\$198,800

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT  
FY 2016/2017**

Date: 2/12/2016

**Beach**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
LIGHTHOUSE POINT CONDO	30	30	0	\$354,807	\$337,050
LINK HARBOUR CONDO	48	48	2.597	\$265,171	\$261,700
LINKHORN CIRCLE CONDO	13	13	-6.60	\$145,985	\$143,800
LINKHORN CREST CONDO	31	31	0.358	\$327,258	\$330,400
LONDON BDG/FAIR LADY/BRKGRN CM	41	41	1.043	\$303,424	\$305,200
LONDON BRDG XNG/EVERGREENS	73	73	2.039	\$353,179	\$356,400
LONDON BRIDGE	51	37	0.868	\$184,649	\$157,100
LONDON BRIDGE MANOR	28	28	8.263	\$159,371	\$156,900
LONDON POINTE	64	64	14.92	\$160,184	\$168,400
LYNN RIVER COMMON	103	103	-0.12	\$150,949	\$146,900
LYNNHAVEN FOREST	46	46	5.329	\$206,274	\$206,500
LYNNHAVEN HEIGHTS	52	49	3.042	\$209,112	\$209,050
LYNNHAVEN WOODS	271	270	1.489	\$270,197	\$272,200
MAXEY MANOR	29	27	6.053	\$220,631	\$245,200
Meadow Glen	12	12	2.671	\$295,050	\$295,450
NOTTINGHAM ESTATES	56	56	8.113	\$253,868	\$248,600
NOTTINGHAM SOUTH	31	31	0.709	\$286,323	\$285,300
OCEAN HILLS	60	60	-1.27	\$413,972	\$413,050
OCEAN WAY CONDOMINIUM	58	58	2.998	\$343,743	\$314,750
OCEANA BARTOW	28	22	5.126	\$170,579	\$172,700
OCEANA BEECHWOOD GARDENS	35	31	0.556	\$218,166	\$235,600
OCEANA BELLS/CREDLE DPLX	39	37	5.338	\$141,928	\$138,700
OCEANA BELLS/CREDLE SF	35	26	4.379	\$203,631	\$201,200
OCEANA CONDO	99	97	-8.59	\$175,930	\$180,600

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT  
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**Beach**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
OCEANA DUPLEX	174	136	5.921	\$212,465	\$199,700
OCEANA EAST	154	117	4.927	\$162,157	\$158,500
OCEANA VILLAGE	199	195	21.48	\$150,679	\$144,700
OCEANA WEST	224	178	-10.1	\$166,901	\$156,300
OCEANS CONDOMINIUM	224	224	0	\$376,867	\$402,300
OCEANS II CONDOMINIUM	42	42	3.005	\$110,981	\$109,000
OCEANSIDE CONDOMINIUM	54	54	-8.5	\$544,119	\$502,800
OCONEE POINT TH	10	10	2.651	\$184,340	\$171,650
OLD BEACH VILLAGE	62	62	-5	\$311,066	\$300,400
PACIFIC SOUTH CONDO	117	117	6.131	\$229,282	\$237,800
PARK PLACE	122	122	-1.16	\$350,151	\$353,450
PINEWOOD GARDENS	165	165	3.169	\$191,039	\$184,000
POINT O WOODS	277	277	-0.9	\$244,615	\$246,700
PRINCESS ANNE PLAZA	3218	3215	2.337	\$180,535	\$177,600
PRINCESS ANNE PLAZA TH/SEC 1	94	94	2.13	\$88,094	\$77,700
REAGAN WOODS	26	26	0.514	\$178,923	\$179,000
REDWING SINGLE FAMILY	470	470	3.694	\$193,855	\$188,600
REDWING/SEMI-DET	131	131	1.601	\$178,978	\$180,300
RETREAT BY THE SEA	56	56	5.003	\$115,589	\$118,150
RIA-MAR A CONDOMINIUM	15	15	0	\$317,220	\$310,200
RIVER COVE POINT CONDO	138	138	6.257	\$144,878	\$151,500
RIVER SHORE CONDO	56	56	-7.41	\$164,229	\$160,400
ROSEGATE	51	51	2.221	\$148,482	\$150,800
RUDEE HEIGHTS	97	93	15.86	\$427,519	\$334,700

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT  
FY 2016/2017**

Date: 2/12/2016

**Beach**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
S BIRDNECK RD CONDO	10	10	1.077	\$270,290	\$211,500
S LYNNHAVEN CONDOS	328	328	-0.24	\$75,749	\$76,100
S VA BEACH 19TH ST C	24	24	0	\$67,300	\$67,300
S VA BEACH ATLANTIC	28	28	0	\$269,507	\$268,900
S VA BEACH BALTIC PL	14	14	0.698	\$187,500	\$187,500
S VA BEACH BEACH LANE TH	10	10	-1.73	\$175,590	\$175,400
S VA BEACH BEACHWOOD	16	16	17.20	\$204,669	\$209,800
S VA BEACH BON A VENTURE	13	13	-2.98	\$114,285	\$114,100
S VA BEACH BREEZEWOOD	22	22	3.083	\$126,145	\$125,400
S VA BEACH CAPTAINS	54	54	-1.38	\$168,781	\$166,900
S VA BEACH CYPRESS RESERVE	18	18	0	\$312,900	\$309,700
S VA BEACH GULLS CONDO	10	10	-14.8	\$114,310	\$114,400
S VA BEACH HOLLY BEND	48	48	8.542	\$215,488	\$209,000
S VA BEACH LAKE STATION	32	32	-1.92	\$193,922	\$195,100
S VA BEACH MARSH CREEK	24	24	-2.26	\$162,575	\$162,400
S VA BEACH OCEAN PINES	29	29	6.836	\$154,717	\$154,900
S VA BEACH OCEAN PLACE	12	12	0	\$245,575	\$244,900
S VA BEACH PAVILION	55	55	19.37	\$105,816	\$106,000
S VA BEACH PINE TOPS	24	24	8.63	\$195,900	\$185,600
S VA BEACH RUNNINGTON	32	32	-5.73	\$153,000	\$153,000
S VA BEACH SALTMEADOW BAY	17	17	3.743	\$403,041	\$403,500
S VA BEACH SEA POINT	24	24	0.246	\$122,150	\$122,150
S VA BEACH SEACOURT	12	12	-8.34	\$140,700	\$141,900
S VA BEACH SEACREST	16	16	0	\$129,406	\$123,950

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT  
FY 2016/2017**

Date: 2/12/2016

**Beach**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
S VA BEACH SEAPINES	38	38	18.88	\$148,734	\$150,400
S VA BEACH SHADOWLAWN	16	16	0.171	\$94,994	\$94,700
S VA BEACH SHOREHAM	72	72	-10.4	\$131,344	\$131,300
S VA BEACH SILVERLAKE	10	10	9.268	\$191,590	\$191,850
S VA BEACH SOLAR PLACE	10	10	-3.43	\$140,320	\$138,600
S VA BEACH SUMMERS POINT	24	24	-7.05	\$192,350	\$202,600
S VA BEACH TENBEE CHASE	20	20	0.149	\$161,660	\$158,500
S VA BEACH TOWNHOMES	61	61	0.129	\$229,825	\$241,800
S VA BEACH WOODLAND	12	12	0	\$160,025	\$159,200
S VA BEACH WOODLYN S	25	25	-23.7	\$103,872	\$107,200
S VA BEACH/ATLANTIC PALISADES	16	16	0	\$394,638	\$394,400
S VA BEACH/COASTAL WALK	16	16	0	\$156,394	\$153,350
S VA BEACH/OCEAN TRACE CONDOS	60	60	5.988	\$134,990	\$142,300
S VA BEACH/PLAYA RANA	42	42	17.09	\$180,610	\$185,200
S VA BEACH/SEAHORSE COVE	10	10	4.301	\$375,860	\$399,100
S VA BEACH-S	522	460	-1.83	\$326,067	\$318,200
S VA BEACH-S APTS	43	42	-0.96	\$400,384	\$394,700
S VA BEACH-S BEAN GARDEN	17	17	0.480	\$338,500	\$366,900
S VA BEACH-S CONDOS	306	305	7.282	\$341,442	\$344,550
S VA BEACH-S DUPLEX	115	114	5.183	\$287,661	\$280,000
S VA BEACH-S WOODLAND	86	75	7.585	\$263,525	\$269,200
SALT MARSH POINT ATTACHED	151	151	1.917	\$224,422	\$223,300
SALT MARSH POINT SF	79	79	1.810	\$308,778	\$311,000
SEA PINES CONDO	22	22	17.99	\$372,645	\$374,600

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT  
FY 2016/2017**

Date: 2/12/2016

**Beach**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
SEABRIDGE SQUARE	85	85	2.616	\$122,246	\$124,700
SEASCAPE CONDOMINIUM	10	10	0	\$439,120	\$439,100
SEATAACK BIRDNECK WOODS	16	16	0.806	\$381,475	\$381,350
SEATAACK CONDOS	12	12	12.64	\$217,775	\$217,500
SEATAACK DUPLEX	12	12	0.777	\$215,208	\$223,950
SEATAACK SF	391	324	1.817	\$216,688	\$208,250
SEATAACK/TOWNHOUSE	14	14	2.944	\$237,271	\$239,300
SELDEN HALL CONDO	18	18	1.212	\$337,850	\$338,900
SHADOW LAWN 1001 INDIAN AVE	30	30	0.876	\$89,463	\$89,550
SHADOW LAWN CABANA SOUTH	50	50	10.29	\$159,082	\$171,700
SHADOW LAWN LANDS END CONDO	284	284	5.63	\$161,467	\$150,400
SHADOW LAWN MISC CONDOS	96	96	1.185	\$295,597	\$296,150
SHADOW LAWN OCEAN VILLAS	13	13	0	\$129,008	\$125,500
SHADOW LAWN RUDEE INLET CONDO	12	12	0	\$344,208	\$336,500
SHADOW LAWN SAWGRASS CONDO	120	120	-0.73	\$138,764	\$138,800
SHADOW LAWN SF	903	862	-6.33	\$345,799	\$318,300
SHADOW LAWN SOUTHWINDS	101	101	11.37	\$136,977	\$135,800
SHADOW LAWN TOWNHOUSES	102	101	-0.32	\$165,032	\$159,750
SHADOW LN MEDITERRANEAN VILL	10	10	-0.25	\$120,900	\$120,900
SHADOW LN RUDEE VILLAS CONDO	40	40	5.856	\$139,200	\$139,200
SOUTH VIRGINIA BEACH S WOODLAN	15	14	0.729	\$222,907	\$234,400
SQUIRE LAWNS/WHISPERING PINES	40	40	0.844	\$158,555	\$151,150
THE KAMLA A CONDO	15	15	0	\$327,207	\$341,000
TRIPLE OAKS CONDO	46	46	0.846	\$123,054	\$121,500

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT  
FY 2016/2017**

Date: 2/12/2016

**Beach**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
VIRGINIA VILLAGE CONDO	100	100	-0.16	\$96,936	\$93,300
WASHINGTON SQUARE TOWNHOUSES	634	632	1.793	\$154,071	\$152,800
WOLFSNARE ACRES	93	91	-0.12	\$283,165	\$266,700
WOODS AT LONDON BRIDGE	360	360	1.031	\$145,775	\$145,000



**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT**

**FY 2016/2017**

Date: 2/12/2016

**Centerville**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
ADAMS GLEN	33	33	3.224	\$327,576	\$322,000
ALEXANDRIA	1014	1014	6.165	\$230,252	\$233,950
BEECHWALK LANDING	24	24	1.371	\$207,050	\$207,400
BELLAMY PLANTATION	95	95	-1.14	\$356,611	\$358,700
BELLAMY PLANTATION JF	66	66	-2.29	\$301,947	\$296,500
BELLAMY PLANTATION MICHAEL LEE	37	37	-2.73	\$305,281	\$306,000
BELLWOOD FOREST	27	26	1.915	\$410,237	\$416,800
BENTLEY GATE	142	142	2.848	\$331,285	\$328,650
BENTLEY PARK	174	174	-3.80	\$382,163	\$383,250
BRIGADOON	856	855	-0.37	\$252,649	\$253,900
BRIGADOON PINES	517	517	-0.20	\$275,920	\$275,900
BUCKNER WOODS	160	160	7.38	\$124,189	\$125,850
CHARLESTOWNE	260	260	6.478	\$210,466	\$208,600
CHARLESTOWNE LAKES	375	375	-0.004	\$227,755	\$225,000
CHARLESTOWNE LAKES SO R5D	304	303	3.132	\$218,429	\$221,300
CHARLESTOWNE LAKES SO R75	283	283	6.154	\$242,898	\$240,400
CHARLESTOWNE WOODS/EAST	152	152	0.093	\$255,218	\$252,550
COLLEGE PARK	480	480	2.65	\$212,951	\$213,250
COLLEGE PARK TH	225	225	3.121	\$130,252	\$127,300
COMMONS	120	120	-1.88	\$222,788	\$221,150
COUNTRY HAVEN	36	36	-5.94	\$203,656	\$198,650
COVENTRY	263	263	1.394	\$263,858	\$260,700
EAGLE COVE	26	16	9.229	\$404,900	\$408,950
FOXON WOODS	29	29	5.711	\$309,224	\$311,300

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT**

**FY 2016/2017**

Date: 2/12/2016

**Centerville**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
GLENWOOD	1764	1764	6.351	\$264,216	\$266,400
GLENWOOD CONDOS	312	312	-0.70	\$107,354	\$104,400
GLENWOOD GLENWOOD GREEN	72	72	11.46	\$166,351	\$168,100
GLENWOOD GLENWOOD VILLAGE	19	19	5.01	\$335,832	\$338,100
GLENWOOD LINKS	56	55	2.002	\$315,759	\$315,400
GLENWOOD PLACE/ROSE GLEN MANOR	54	54	2.814	\$318,380	\$321,100
GREEN RUN CONDOS	276	276	9.452	\$80,864	\$81,400
GREEN RUN TH	1553	1553	2.088	\$116,389	\$116,800
INDIAN LAKES CONDOS	427	427	6.379	\$97,717	\$96,100
INDIAN LAKES TH	797	797	5.161	\$130,522	\$129,600
INDIAN LKS COBBLESTONE PTS W	150	150	3.16	\$119,882	\$118,700
INDIAN POINTE @ ROSE GLEN	55	55	9.657	\$356,473	\$345,800
INDIAN RIVER RD	27	17	1.944	\$189,700	\$175,600
KEMPS & CNTVLE ARTERY	28	23	2.905	\$197,861	\$170,900
KEMPSVILLE CROSSING	59	59	4.907	\$269,169	\$267,100
KEMPSVILLE PLANTATION	66	66	-2.58	\$308,174	\$307,550
LAKE CHRISTOPHER	363	363	3.02	\$262,988	\$253,400
LEVEL GREEN SEMI-DETACHED	86	86	2.242	\$130,090	\$131,100
LEVEL GREEN SITE 1 & 2 SF	282	282	1.174	\$203,918	\$204,550
LEVEL GREEN SITE 3 SF	111	111	-0.09	\$202,583	\$202,500
LEVEL GREEN TH	326	326	-0.42	\$129,947	\$127,300
LEVEL GRN PINEWOOD/VILLAGES TH	247	247	3.249	\$123,472	\$121,300
ORCHARD AT GLENWOOD/CHES.HOMES	95	95	3.061	\$332,447	\$328,600
RIVERLAKE	42	42	2.588	\$294,929	\$294,400

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT  
FY 2016/2017**

Date: 2/12/2016

**Centerville**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
ROCK CREEK	810	810	0.773	\$219,125	\$220,100
ROSEMONT FOREST	1136	1136	5.039	\$209,495	\$207,500
ROSEMONT FOREST SEMI DET	452	452	9.257	\$173,456	\$171,000
ROSEMONT FOREST TOWNHOUSES	657	657	2.572	\$116,924	\$116,900
SALEM CT CONDOS	28	28	25.63	\$106,732	\$103,600
SALEM LAKES TH	244	244	0.982	\$135,597	\$134,150
SALEM VILLAGES	316	316	2.321	\$188,848	\$187,600
SOUTHAMPTON & SEASONS AT SALEM	110	110	2.94	\$226,505	\$222,700
SPENCE CROSSING CROFTON	37	37	2.293	\$223,076	\$223,500
SUNSTREAM PARK SEMI DET	211	211	1.960	\$170,505	\$167,700
SUNSTREAM PARK SF	102	102	6.064	\$199,073	\$199,100
TALLWOOD MANOR	10	10	-0.26	\$358,370	\$355,450
TARLETON OAKS THE GABLES	146	146	-1.55	\$210,408	\$208,800
TARLETON OAKS THE RESERVES	148	148	-0.67	\$150,520	\$150,600
WOOD BRIDGE POINTE	626	626	5.543	\$351,171	\$348,050
WOOD BRIDGE POINTE TOWNHOMES	182	182	1.365	\$212,909	\$211,800
WOODHAVEN	45	45	4.715	\$186,311	\$176,600
WYNDAMERE	197	197	-2.36	\$223,906	\$225,600

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT  
FY 2016/2017**

Date: 2/12/2016

**Kempsville**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
ACREDALE	293	292	3.608	\$220,454	\$209,700
AMHURST	59	59	5.178	\$180,056	\$174,800
AMHURST TOWNHOUSES	154	154	3.615	\$100,704	\$100,500
ARROWHEAD	747	747	-0.09	\$212,753	\$202,800
ARROWHEAD TOWNHOUSES	164	164	3.086	\$131,054	\$128,900
AVALON	245	236	4.078	\$265,032	\$253,400
AVALON HILLS	119	119	1.888	\$216,090	\$210,600
AVALON WOODS OF AVALON	188	188	3.115	\$250,932	\$253,750
BALLYLINN SHORES	191	190	6.839	\$276,507	\$223,500
BAYSIDE PLACE/ESTATES	55	54	5.704	\$257,795	\$259,300
BELLAMY ESTATES	14	14	2.674	\$344,164	\$347,550
BELLAMY MANOR EAST	35	35	1.876	\$337,571	\$331,100
BELLAMY MANOR ESTATES	389	388	1.579	\$318,005	\$317,600
BELLAMY MANOR ESTATES SEC 5	97	97	4.227	\$365,099	\$362,300
BELLAMY MANOR SEC B1	41	40	-1.74	\$278,237	\$289,100
BELLAMY MANOR SEC C	244	243	9.153	\$297,252	\$287,000
BELLAMY MANOR-N	156	155	8.116	\$246,077	\$247,400
BELLAMY WOODS	313	313	0.834	\$387,640	\$382,900
BIRNAM WOODS/MEADOWS	113	113	2.948	\$245,042	\$246,000
BONNEY'S QUAY	57	57	-2.96	\$194,956	\$179,300
BOULEVARD MANOR	59	59	-2.40	\$147,729	\$145,200
BRANDON	179	179	-0.49	\$252,831	\$254,100
BRANDON SEMI-D	624	624	2.328	\$173,742	\$173,050
BRENNEMAN FARM CONDO	148	148	1.025	\$142,236	\$141,700

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT**

**FY 2016/2017**

Date: 2/12/2016

**Kempsville**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
BROOKEFIELD CROSSING	42	42	3.139	\$314,233	\$312,700
BROOKSIDE CONDOMINIUM	184	184	6.509	\$65,209	\$66,200
CAMPUS EAST TOWNHOMES	773	773	7.546	\$123,050	\$125,200
CAROLANNE FARM/POINT	652	650	2.559	\$223,563	\$216,300
CAROLYNNE GARDENS	20	20	0.896	\$222,315	\$219,250
CARRIAGE MILL SF	17	17	-0.04	\$222,312	\$217,800
CARRIAGE MILL TH	121	121	-6.31	\$192,588	\$202,200
CEDAR HILL	256	256	-0.29	\$230,784	\$228,600
CHARTER LAKES CONDOS	28	28	-6.70	\$136,329	\$139,300
CHARTER LAKES TOWNHOUSES	79	79	-6.35	\$144,997	\$148,200
CHATHAM HALL CHATMOSS	109	109	0.136	\$250,537	\$248,300
CHATHAM HALL PHASE 4-5-6	334	334	0.412	\$204,701	\$201,800
CHATHAM HALL SUTTON PLACE	40	40	1.439	\$266,798	\$263,250
CHATHAM LANDING	11	11	0.229	\$314,882	\$315,000
DIAMOND SPRINGS CONDO	84	84	12	\$75,190	\$75,100
DRIFT TIDE CONDOMINIUM	170	170	9.206	\$82,218	\$80,400
DUNBARTON	228	228	3.738	\$263,214	\$260,350
ELIZABETH RIVER SHORES	110	108	7.806	\$231,621	\$212,750
ENGLYSHE AVALON	23	23	-2.4	\$402,557	\$387,100
FAIR MEADOWS	163	156	1.845	\$198,201	\$193,300
FAIRFIELD	765	765	2.239	\$314,919	\$310,700
FAIRFIELD FOREST/SHRS	141	141	2.101	\$359,992	\$353,900
FAIRFIELD GDNS CONDO	156	156	1.713	\$146,928	\$146,200
FAIRFIELD MILL	46	46	1.482	\$189,478	\$191,000

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT**

**FY 2016/2017**

Date: 2/12/2016

**Kempsville**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
FAIRWAYS	55	55	-2.97	\$183,782	\$184,200
FOX RUN	274	274	7.14	\$268,014	\$265,150
GABLES AT BELLAMY	95	95	-0.31	\$176,287	\$176,400
GRAND LAKE	145	145	2.221	\$111,379	\$114,600
GRAYSON POND	79	79	-2.38	\$184,118	\$197,000
HAVEN ESTATES	93	93	3.358	\$186,391	\$183,200
HAVEN HEIGHTS	102	102	-0.05	\$236,793	\$231,150
HESTER PROPERTY	28	28	1.011	\$189,211	\$192,400
HOMESTEAD	230	229	-0.82	\$246,510	\$239,650
HUNT CLUB CONDOMINIUM	24	24	0.802	\$128,233	\$127,600
HUNTINGTON	381	380	2.053	\$224,118	\$220,100
HUNTS POINTE	55	55	1.323	\$409,667	\$413,100
INDIAN LAKES SF (1)	550	550	2.251	\$228,497	\$227,450
INDIAN LAKES SF (2)	1004	1004	2.701	\$188,442	\$188,800
INDIAN RIVER	129	129	2.855	\$157,040	\$152,300
JAMESTOWNE	204	204	7.374	\$147,940	\$147,400
JAMESTOWNE/STONEBROOK	159	159	1.21	\$131,082	\$133,500
JONATHANS COVE	30	29	9.619	\$398,727	\$401,200
KEMPSHIRE MANOR	104	104	6.114	\$149,166	\$146,500
KEMPSVILLE AREA	25	21	2.093	\$204,500	\$225,400
KEMPSVILLE COLONY	179	178	3.738	\$234,629	\$236,900
KEMPSVILLE GARDENS	35	34	-1.63	\$203,143	\$202,200
KEMPSVILLE GREENS 4ST-CONDOS	48	48	-0.82	\$150,446	\$148,600
KEMPSVILLE GREENS THE GABLES	197	197	0.59	\$168,972	\$169,000

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT  
FY 2016/2017**

Date: 2/12/2016

**Kempsville**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
KEMPSVILLE GREENS TOWNHOUSES	148	148	7.697	\$269,144	\$262,300
KEMPSVILLE HEIGHTS	164	162	3.65	\$248,625	\$236,150
KEMPSVILLE MANOR	51	50	2.607	\$196,992	\$189,100
KEMPSVILLE PARKWAY	13	3	-0.21	\$281,867	\$210,500
LAKE CYPRESS CONDO	132	132	-2.30	\$126,980	\$130,300
LAKE EDWARD	776	776	1.374	\$98,616	\$97,700
LAKE JAMES	274	274	6.032	\$327,283	\$322,350
LAKEVILLE ESTATES	197	197	0.614	\$206,192	\$202,600
LARK DOWNS	170	170	3.474	\$228,315	\$224,000
LARKSPUR	542	538	1.656	\$298,928	\$300,650
LARKSPUR FARMS	43	43	2.521	\$379,226	\$375,600
LARKSPUR GREENS BOYD/WDBRIDGE	78	78	-0.64	\$164,692	\$163,350
LARKSPUR GREENS SF	248	248	-1.76	\$232,781	\$231,650
LARKSPUR MEADOWS	195	195	3.22	\$330,587	\$325,600
LAWSON FOREST	124	123	-5.69	\$207,199	\$200,800
LAWSON HALL CONDOS	32	32	2.653	\$245,238	\$244,000
LE COVE	100	94	0.200	\$319,769	\$308,000
LEGACY AT BAKER CONDO	18	18	-5.13	\$231,467	\$229,700
LYNBROOK LANDING	412	412	1.788	\$103,433	\$103,800
LYNBROOK LANDING SF	187	187	7.986	\$194,468	\$190,400
MACDONALD PARK	66	64	1.100	\$165,924	\$161,450
MADISON LANDING	10	10	2.389	\$217,680	\$222,600
NEWLIGHT	186	165	4.184	\$217,903	\$203,000
NEWLIGHT DUPLEXES	29	29	3.849	\$181,597	\$191,600

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT**

**FY 2016/2017**

Date: 2/12/2016

**Kempsville**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
NEWLIGHT FOXGLENN/SAGINAW	46	46	3.022	\$300,876	\$296,950
NEWLIGHT LAKE ARCHWAY	67	67	1.785	\$335,234	\$330,800
NEWLIGHT/THOMPCKINS ESTATES	17	17	3.082	\$344,924	\$345,900
NEWPOINTE CONDO	424	424	0.971	\$51,579	\$50,700
NEWSOME FARM	174	145	-6.13	\$213,375	\$192,000
NEWSOME FARM/DIAMOND COMMONS	45	45	4.379	\$204,460	\$204,800
OAKENGATE	21	21	5.015	\$296,281	\$304,200
PARLIAMENT VILLAGE	252	252	4.091	\$135,302	\$136,100
POINT O VIEW	229	228	2	\$264,363	\$250,400
POWHATAN HEIGHTS	98	98	3.134	\$200,140	\$188,850
PROVIDENCE LANDING	32	32	3.630	\$246,138	\$243,400
PROVIDENCE POINTE	76	75	3.327	\$127,063	\$133,600
QUEEN CITY	48	33	-0.08	\$89,021	\$57,500
RIDGLEA	122	122	-4.47	\$226,780	\$225,100
RIVERANNE	36	36	-3.09	\$128,517	\$128,350
RIVERTON	184	184	4.296	\$246,178	\$239,700
SAJO FARMS	286	286	-1.43	\$383,232	\$374,500
SHAMROCK GARDEN	16	16	-0.02	\$245,900	\$243,700
SHANNON	35	35	-1.15	\$224,391	\$225,900
SHERRY PARK	170	170	-3.42	\$174,140	\$166,150
SOLARTOWNE	63	63	9.74	\$112,225	\$113,300
STRATFORD CHASE/GREENS	443	443	1.743	\$298,957	\$294,600
TAYLORS WALKE	28	28	0.859	\$190,789	\$191,000
WEAVERVILLE/PR ANNE RD	42	38	2.648	\$240,455	\$224,700



**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT  
FY 2016/2017**

Date: 2/12/2016

**Kempsville**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
WEBLIN PLACE	122	122	3.272	\$125,225	\$123,400
WEBLIN POINTE	118	118	10.4	\$103,682	\$105,500
WESLEYAN CHASE	359	359	3.817	\$251,842	\$250,100
WESLEYAN CHASE TH RG MOORE	170	170	4.766	\$125,102	\$126,300
WESLEYAN CHASE TH URBAN CONCEP	49	49	-2.16	\$155,771	\$156,100
WESLEYAN PINES	162	162	7.166	\$310,197	\$310,300
WESLEYAN PINES VA TECH CT	13	13	3.165	\$452,592	\$427,000
WESTVIEW VLG / KNOB HILL	171	171	2.58	\$184,836	\$177,700
WHITEHURST GROVE/WOODS/MANOR	257	257	8.27	\$246,244	\$246,700
WILLOW POND/DIAMOND HILL CONDO	28	28	1.030	\$264,039	\$263,850
WITCHDUCK LAKE CONDOS	196	196	2.254	\$244,483	\$249,100
WOOD FARM	143	143	1.995	\$201,434	\$197,600
WOODRIDGE	127	127	-0.84	\$228,069	\$226,600
WOODSTOCK	254	252	6.761	\$269,089	\$257,300
WOODSTOCK POINT CONDO	15	15	0.918	\$381,140	\$384,300

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT**

**FY 2016/2017**

Date: 2/12/2016

**Lynnhaven**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
ALANTON	448	445	2.518	\$675,003	\$467,100
ALANTON LINKHORN SHORES	70	69	1.284	\$1,570,410	\$1,356,250
ARBORS AT CAPE HENRY	95	95	3.299	\$395,982	\$394,100
BAY COLONY	665	646	7.533	\$678,513	\$632,450
BAY COLONY WATERFRONT	175	168	6.594	\$1,641,908	\$1,491,800
BAY ISLAND	207	205	7.228	\$767,566	\$692,600
BAYCLIFF	209	209	2.455	\$490,971	\$477,100
BAYCLIFF WATERFRONT	68	68	2.155	\$854,347	\$735,200
BAYFRNT/BAYSIDE BAYS EDGE	26	26	-4.38	\$341,973	\$311,350
BAYFRONT/BAYSIDE CONDO DUNES	11	11	1.654	\$312,800	\$331,000
BAYFRONT/BAYSIDE CONDO MOORING	13	13	0.376	\$289,800	\$246,300
BELLHAVEN/SOUTHERN TER	104	104	7.880	\$198,687	\$189,550
BFRNT/BAYSIDE CASA DEL PLAYA	30	30	3.824	\$373,560	\$407,000
BFRNT/BAYSIDE OSPREY VILLAS	12	12	0.721	\$464,500	\$374,550
BIRCHWOOD BIRCHWOOD GARDENS	601	601	4.220	\$224,566	\$218,800
BIRCHWOOD BIRCHWOOD SOUTH	119	119	6.002	\$249,286	\$247,200
BIRDNECK POINT	176	173	12.02	\$1,337,191	\$1,158,600
BIRDNECK POINT-OFF WATER	83	81	2.964	\$615,859	\$593,000
BISHOPSGATE	112	111	4.491	\$653,285	\$605,050
BRAY ROAD	111	110	-0.02	\$498,513	\$449,300
BRIDGETTS LANDING	18	18	12.87	\$384,522	\$364,650
BRIGHTON ON THE BAY	132	130	0.829	\$641,201	\$575,850
BROAD BAY COLONY	205	204	2.579	\$549,266	\$525,100
BROAD BAY ESTATES	130	130	4.083	\$534,931	\$521,600

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT**

**FY 2016/2017**

Date: 2/12/2016

**Lynnhaven**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
BROAD BAY POINT GREENS	230	228	6.598	\$598,874	\$593,150
BROAD BAY PT GRNS WATERFRONT	61	61	7.155	\$1,361,351	\$1,358,300
BYFRNT/BAYS POSEIDON BCH	12	12	7.1	\$926,217	\$858,850
BYFRNT/BAYSIDE BEACH CASTLE	10	10	0.794	\$352,840	\$305,600
CAMDEN 1ST COL ESTATES	52	52	6.995	\$265,931	\$266,000
CAPE HENRY SHORES	187	187	-2.45	\$509,433	\$511,100
CAPE HENRY TOWERS	199	199	0	\$188,499	\$187,900
CAPE HENRY VILLAS CONDO	78	78	-5.78	\$135,983	\$135,600
CAPE STORY BY THE SEA	493	469	3.121	\$452,939	\$411,900
CAPE STORY BY THE SEA CONDO	68	68	3.344	\$476,340	\$431,750
CAPE STORY/LYNN COLONY DUPLEX	84	84	1.665	\$446,414	\$364,200
CHANCELLOR WALK	116	116	0.343	\$260,668	\$262,700
CHELSEA	104	104	2.155	\$591,527	\$550,400
CHESAPEAKE BAY SHORES	52	52	5.823	\$531,181	\$455,200
CHESHIRE	92	92	2.155	\$190,852	\$189,300
COLONIAL OAKS	168	168	4.509	\$372,676	\$365,750
COLUMBUS STATION CONDO	384	384	4.509	\$135,187	\$134,300
COVE POINT CONDOMINIUM	64	64	-1.69	\$442,613	\$437,300
EASTERN PARK	256	256	2.647	\$188,819	\$168,450
EASTERN PARK KINGS GRANT COVE	10	10	3.552	\$420,640	\$423,650
GLOUCESTER VILLAGE	75	74	5.676	\$315,920	\$309,000
GODFREY LANE	13	11	0.107	\$895,423	\$910,500
GREAT NECK ESTATES	236	236	0.253	\$340,412	\$319,250
GREAT NECK FARM	173	173	3.884	\$339,165	\$336,900

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT**

**FY 2016/2017**

Date: 2/12/2016

**Lynnhaven**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
GREAT NECK LANDING	132	132	-2.03	\$112,783	\$111,500
GREAT NECK MANOR	60	60	8.142	\$257,815	\$220,550
GREAT NECK MEADOWS/FOREST PARK	399	399	4.891	\$374,132	\$371,700
GREAT NECK PINES/MICHAELS GLEN	42	42	4.890	\$501,795	\$502,750
GREAT NECK POINT	72	66	3.887	\$751,483	\$730,200
GREAT NECK POINT COVE FRONT	106	96	4.362	\$1,041,376	\$917,100
GREAT NECK POINT RIVER FRONT	27	25	3.545	\$1,710,581	\$1,717,800
GREAT NECK PT/LONG CRK WF	33	33	0.832	\$1,101,115	\$1,006,700
GREAT NECK TOWNHOMES	29	29	-4.78	\$190,752	\$191,700
GREAT NECK VILLAS	136	136	1.744	\$207,693	\$213,500
GREEN HILL BY THE BAY	28	28	0.138	\$725,939	\$643,200
GREEN HILL FARM	55	55	4.250	\$662,671	\$549,600
GROVELAND PARK	183	183	2.004	\$232,482	\$223,300
HARBOUR GATE	120	120	8.044	\$238,380	\$238,900
KINGS GRANT LDNG SOUTH	109	109	6.888	\$205,674	\$208,100
KINGS GRANT ROYAL GRANT	124	122	0.383	\$672,037	\$625,850
KINGS GRANT SEC 1-2-3	277	276	4.592	\$301,295	\$295,200
KINGS GRANT SEC 4-5	496	493	2.669	\$347,120	\$331,350
KINGS GRANT SEC 6-10	395	395	4.507	\$389,836	\$376,500
KINGS GRANT SEC-11	110	108	3.216	\$457,105	\$411,650
KINGS POINT	136	136	2.827	\$274,511	\$274,100
KINGS POINT EAST	179	179	4.252	\$279,416	\$269,300
KINGS TOWNE	54	54	1.83	\$182,730	\$181,950
LAUREL COVE	309	309	3.882	\$368,271	\$358,800

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT**

**FY 2016/2017**

Date: 2/12/2016

**Lynnhaven**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
LAUREL COVE EAST	22	22	4.913	\$365,477	\$363,600
LAUREL MANOR	154	154	2.405	\$207,531	\$195,700
LESNER COVE CONDO	24	24	0	\$426,658	\$447,500
LESNER POINTE CONDO LESNER PT	138	138	8.155	\$387,573	\$336,600
LINKHORN BAY CONDO	96	96	-4.63	\$259,847	\$244,000
LINKHORN COVE	83	82	-0.27	\$567,892	\$519,800
LINKHORN ESTATES	173	172	1.692	\$399,245	\$373,000
LINKHORN ESTATES CANNON/DOGWD/	79	79	7.228	\$410,880	\$403,900
LINKHORN ESTATES WATERFRONT	37	36	2.755	\$981,989	\$992,700
LINKHORN OAKS	33	28	7.503	\$704,055	\$716,800
LINKHORN OAKS WATERFRONT	13	10	6.434	\$1,698,454	\$1,534,300
LINKHRN/CANON/DOGWD WATERFRONT	23	21	3.802	\$1,075,522	\$951,200
LINLIER	24	24	-0.08	\$417,113	\$389,050
LINLIER WATERFRONT	55	54	4.908	\$950,473	\$903,600
LITTLE NECK	338	329	4.557	\$500,621	\$475,900
LITTLE NECK CROSSING	26	26	2.622	\$266,750	\$266,900
LITTLE NECK KFLNSHP	38	37	4.418	\$757,232	\$749,200
LITTLE NECK REDWOOD/H BREEZE	82	82	1.823	\$489,560	\$474,300
LITTLE NECK SEABREEZE FARMS	62	62	2.419	\$642,003	\$603,900
LITTLE NECK VILLAGE	74	70	4.409	\$241,499	\$232,850
LITTLE NECK WATERFRONT	319	297	3.53	\$798,760	\$648,600
LITTLE NECK WDS AT LITTLE NCK	22	20	1.399	\$719,323	\$695,300
LITTLE NECK/KFLNSHP WF	60	56	1.879	\$1,077,268	\$996,750
LITTLE NECK/RDWOOD/HBREEZE WF	23	22	1.356	\$797,948	\$760,800

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT**

**FY 2016/2017**

Date: 2/12/2016

**Lynnhaven**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
LITTLE NECK/SEABREEZE FARMS WF	39	36	0.899	\$1,045,715	\$887,500
LONG CREEK COVE CONDO	87	87	5.544	\$370,529	\$380,200
LYNNHAVEN BEACH CONDO	108	108	5.491	\$288,996	\$284,100
LYNNHAVEN COLONY	323	322	-1.39	\$407,660	\$386,000
LYNNHAVEN DUNES	72	70	3.471	\$415,526	\$408,450
MAI-KAI CONDOMINIUM	34	34	1.441	\$209,088	\$209,000
MALIBU	427	426	2.752	\$193,521	\$186,500
MALIBU KINGS FOREST	315	315	3.01	\$292,067	\$277,100
MARINERS MARK CONDO	92	92	4.215	\$533,593	\$486,300
MEADOWRIDGE	59	59	0.097	\$829,071	\$611,000
MIDDLE PLANTATION	319	317	-0.1	\$552,420	\$523,900
MIDDLE PLANTATION PHASE 6	136	136	2.708	\$734,251	\$653,550
MILL CREEK CONDOMINIUM	56	56	6.143	\$272,584	\$266,750
MILL DAM FOREST	28	28	-7.13	\$576,168	\$576,850
MILL DAM POINTE	18	18	-0.48	\$583,489	\$562,200
NORTH VA BEACH	2258	2180	10.41	\$853,352	\$692,000
NORTH VIRGINIA BEACH CO-OP	12	12	1.401	\$504,983	\$503,800
NORTH VIRGINIA BEACH CRYSTAL A	272	257	1.711	\$636,767	\$560,600
NORTH VIRGINIA BEACH PIRATES H	18	17	1.903	\$666,828	\$649,600
OCEAN SHORE CONDOS	63	63	2.594	\$565,448	\$590,100
OLD DONATION WOODS	20	20	2.764	\$320,310	\$315,250
OLD MILL DAM RD	91	80	-1.16	\$407,421	\$417,700
PAGE AV-SHORE DR BAY BEACH	18	18	0.588	\$324,061	\$324,400
PAGE AV-SHORE DR CONDO DUPLEX	13	13	5.856	\$523,538	\$510,200

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT  
FY 2016/2017**

Date: 2/12/2016

**Lynnhaven**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
PAGE AV-SHORE DR/N SHORE CONDO	24	24	1.303	\$284,992	\$285,550
PEMBROKE STATION CONDO	90	90	4.574	\$113,986	\$118,600
PEPPER TREE A CONDO	144	144	-5.67	\$81,769	\$90,100
PG AV-SHORE DR BAY BREZ VILLAS	36	36	0.735	\$178,664	\$178,600
PG AV-SHORE DR CONDO BREAKER	57	57	4.68	\$212,432	\$205,600
PG AV-SHORE DR CONDO OYSTER	11	11	1.103	\$220,073	\$193,400
PG AV-SHORE DR CONDO PAGE AV	16	16	2.755	\$171,363	\$168,900
PG AV-SHORE DR CONDO PG SHORES	12	12	0.253	\$95,925	\$95,700
PG AV-SHORE DR GREAT NCK BCH	21	21	0.974	\$142,114	\$142,200
PG AV-SHORE DR HARBOR	23	23	-0.57	\$299,591	\$303,700
PG AV-SHORE DR LYNNSHORE	24	24	-0.5	\$160,363	\$159,800
PG AV-SHORE DR SAND SPUR	14	14	0.247	\$313,000	\$313,000
PG AV-SHORE DR SEA SHELL	12	12	0.657	\$232,400	\$231,200
PG AV-SHORE DR SEASHORE	18	18	-1.41	\$158,756	\$152,900
PG AV-SHORE DR SHORELINE	12	12	-0.68	\$190,400	\$190,400
PG AV-SHORE DR VINEYARD	36	36	0.995	\$292,703	\$285,100
PG AV-SHORE DR WALDON	48	48	4.174	\$256,677	\$246,900
PRINCESS ANNE HILLS	138	137	9.172	\$916,941	\$931,950
RESERVE	118	118	-2.74	\$686,680	\$673,150
RIVER & SHOREHAVEN RDS	41	38	11.21	\$598,337	\$564,400
ROYAL COURT CONDO	58	58	1.345	\$354,150	\$339,700
RVR AND N SHOREHVN WATERFRONT	129	121	1.516	\$968,937	\$845,000
SEAGATE COLONY I	152	152	0	\$262,496	\$279,000
SHANNON KNOLL	18	18	1.295	\$324,650	\$324,800

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT**

**FY 2016/2017**

Date: 2/12/2016

**Lynnhaven**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
SHIPS WATCH CONDO	44	44	2.688	\$483,014	\$397,500
SHORE DR S LESNER VILLAS	60	60	0.748	\$217,300	\$209,900
SHORE DR S LYNN LANDING	30	30	0.528	\$201,990	\$202,500
SHORE DR S SHOREHAVEN	48	48	2.383	\$167,656	\$167,900
SHORE DR SOUTH CONDO LYNNHAVEN	40	40	1.447	\$153,348	\$162,500
SHORE DR SOUTH CONDO VISTA CIR	32	32	1.020	\$173,297	\$170,500
SHORE DR SOUTH CONDO VISTA PT	21	21	-0.32	\$202,943	\$193,900
SHORE DR SOUTH INLET COLONY	63	63	3.375	\$153,573	\$152,300
SHORE DR SOUTH INLET SHORES	16	16	1.196	\$274,506	\$275,100
SOUTHALL QUARTER	174	174	0.644	\$243,887	\$248,600
SOUTHERN POINTS	304	304	0.794	\$374,516	\$361,350
SWAIN HILL CONDOS	12	12	11.35	\$222,667	\$221,000
SYLVAN LAKE	53	52	13.42	\$448,370	\$446,500
SYLVAN LAKE SLEEPY HOL-SANDEE	16	16	14.07	\$354,681	\$356,250
THALIA	236	231	2.688	\$310,274	\$304,150
THALIA FOREST	29	29	1.408	\$341,014	\$335,900
THALIA MANOR	347	345	6.784	\$243,221	\$236,900
THALIA STATION CONDO	197	197	-4.71	\$87,856	\$85,900
THALIA VILLAGE	289	268	4.446	\$254,572	\$243,250
THALIA VILLAGE CONDOS	37	37	-0.17	\$175,649	\$190,300
THALIA VILLAGE DUPLEX	72	72	-0.32	\$207,656	\$215,300
THALIA VILLAGE TH	403	403	4.829	\$114,740	\$108,200
THALIA WATERFRONT	198	192	4.802	\$530,465	\$479,950
THALIA WAYSIDE TOWNHMS	354	354	6.150	\$178,703	\$176,900



**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT  
FY 2016/2017**

Date: 2/12/2016

**Lynnhaven**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
THE ENCLAVE AT TOWN CTR	13	13	10.35	\$318,338	\$314,400
THE LANDINGS	78	78	0.173	\$385,750	\$315,300
THE LANE AT WILDWOOD	20	20	0	\$301,715	\$301,650
TRANT BERKSHIRE AREA	371	364	1.94	\$642,354	\$557,850
WELLINGTON WOODS	254	254	5.63	\$326,052	\$323,250
WILDWOOD SQUARE	76	76	1.303	\$192,370	\$186,800
WIMBLEDON ON THE BAY	79	79	2.829	\$759,615	\$675,200
WIND ROSE TOWNHOUSES	18	18	5.957	\$383,800	\$385,900
WOLFSNARE PLANTATION	206	206	3.522	\$349,963	\$335,350
WOODHURST	82	82	3.513	\$257,991	\$250,450

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT**

**FY 2016/2017**

Date: 2/12/2016

**Princess Anne**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
ASHVILLE PARK/RANIER VILLAGE	128	73	0.495	\$425,358	\$433,500
ASHVILLE PARK/WILSHIRE VLG	135	131	2.628	\$593,386	\$578,900
ATLANTIC SHORES MID-RISE APT	565	559	25.11	\$124,694	\$106,200
BELLWOOD ESTATES	183	181	4.274	\$345,418	\$347,100
BERNARD FARM	45	44	1.345	\$361,087	\$365,700
BLACKWATER	432	358	4.63	\$324,228	\$299,650
BLACKWATER LAND USE	201	81	0.565	\$478,393	\$423,100
BLACKWATER MANSFIELD FARM	24	18	2.459	\$652,028	\$614,550
BROWNINGSTONE	108	108	-0.96	\$242,770	\$247,100
BUYRN FARM NO./SHELBURNE WDS	99	99	2.824	\$274,592	\$276,700
CARROLLTON EST/MIHO EST	25	24	1.817	\$334,452	\$333,500
CASTLETON BUCKNGHM CHARTWLL	174	174	3.008	\$412,457	\$413,150
CHELSEA PLACE	36	36	2.75	\$317,642	\$315,050
CHRISTOPHER FARMS	300	300	-2.10	\$383,959	\$384,200
COURT HOUSE FOREST	74	74	11.7	\$280,139	\$274,650
COURT HOUSE FOREST N	22	22	1.094	\$282,668	\$286,050
COURTHOUSE ESTATES AUGUSTA	77	77	6.174	\$392,952	\$394,200
COURTHOUSE ESTATES Multi Neigh	1080	1080	-0.47	\$314,181	\$311,600
COURTHOUSE GREEN CONDOMINIUM	32	32	12.73	\$344,044	\$356,200
COURTHOUSE WOODS CONDO	155	155	3.488	\$246,364	\$245,200
CRESCENT CONDOS	138	138	0.246	\$211,040	\$203,600
CROMWELL PARK	132	132	-3.3	\$218,097	\$217,200
CULVER ACRES	28	28	10.89	\$258,321	\$253,850
CULVER WOODS	11	11	6.503	\$278,136	\$278,400

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT  
FY 2016/2017**

Date: 2/12/2016

**Princess Anne**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
DAM NECK ESTATES	305	305	-3.86	\$201,287	\$197,200
DAM NECK ESTATES TOWNHOUSES	67	67	0	\$139,172	\$142,400
DEWBERRY FARM	50	50	2.210	\$386,426	\$380,500
EAGLES NEST	68	44	-0.12	\$570,684	\$554,650
ESTATE AT MUNDEN FARMS	56	14	0.232	\$566,793	\$570,350
FARMERS COURT	12	12	30.79	\$296,508	\$292,850
FIELDSTONE GLEN	82	82	2.936	\$257,952	\$252,300
FOXFIRE	318	318	-0.68	\$305,658	\$303,800
FOXFIRE DOWNS	312	312	0.727	\$210,337	\$211,600
GREENWOOD	52	52	-0.35	\$373,650	\$374,000
GUN HALL TOWNHOMES	18	18	0.216	\$213,994	\$214,400
GUNN HALL CONDO	54	54	13.97	\$233,217	\$212,300
GUNN HALL MANOR	17	14	0.198	\$178,282	\$167,100
HERITAGE PARK	256	256	-1.47	\$567,012	\$560,750
HERON RIDGE ESTATES/OAK BREEZE	125	124	-2.93	\$596,800	\$591,700
HIDDEN OAKS	47	46	7.457	\$349,028	\$355,500
HIGHCOURT	39	39	10.01	\$543,497	\$551,700
HIGHGATE GREENS/CROSSING	214	212	5.795	\$458,514	\$459,100
HIGHLAND ACRES	23	22	5.484	\$499,591	\$494,700
HIGHLAND MEADOWS	24	24	2.459	\$332,467	\$325,550
HIGHLAND PARISH	100	91	3.63	\$445,507	\$447,700
HILLCREST FARMS	315	315	9.271	\$364,864	\$366,300
HILLCREST LANDING	48	48	3.29	\$392,571	\$389,000
HILLCRST & IRR MDWS/OSPREY LND	67	67	2.515	\$369,342	\$376,300

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT**

**FY 2016/2017**

Date: 2/12/2016

**Princess Anne**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
HOLLAND OAKS	92	92	5.483	\$301,285	\$301,500
HOLLAND PINES / HOL PINES WEST	269	269	-1.46	\$310,103	\$310,000
HOLLAND WOODS	82	82	2.402	\$263,715	\$269,650
HUNT CLUB FOREST and WEST	403	403	0.725	\$297,441	\$297,400
HUNTERS RUN	73	73	-7.2	\$217,159	\$210,100
INDIAN RIVER FARMS	113	113	1.051	\$354,900	\$354,800
INDIAN RIVER PLANT	232	225	0.287	\$635,782	\$590,750
INDIAN RIVER WOODS	22	22	0.76	\$452,695	\$447,700
KEMPSVILLE	138	105	-0.28	\$267,097	\$228,000
KEMPSVILLE LAND USE	10	6	-0.07	\$2,250,717	\$1,703,250
LAGOMAR	633	629	4.864	\$486,026	\$467,400
LAGOMAR SECTION 7	280	263	-8.96	\$555,544	\$541,700
LANDSTOWN LAKES TH	78	78	1.164	\$158,354	\$153,300
LANDSTOWN LAKES/COURT	370	370	1.039	\$249,010	\$244,150
LANDSTOWN MEADOWS	533	533	1.384	\$258,433	\$260,900
LITCHFIELD MANOR	70	70	-4.59	\$414,603	\$423,150
LOTUS CREEK ONE CONDO	45	45	4.139	\$422,616	\$427,900
MALBON ACRES	52	52	-4.55	\$269,240	\$273,200
MATTHEWS GREEN	48	41	1.444	\$571,404	\$594,750
MAYBERRY	38	38	7.991	\$493,879	\$484,000
MIDDLE OAKS PLANT_CASON FARM	155	155	2.749	\$265,662	\$263,900
MORGANS WALKER	23	23	2.466	\$451,248	\$451,800
NEW CASTLE	186	186	4.815	\$314,809	\$305,000
OCEAN LAKES	1472	1472	4.561	\$238,171	\$233,700

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT**

**FY 2016/2017**

Date: 2/12/2016

**Princess Anne**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
OCEAN LAKES BERKSHIRE	64	64	0.260	\$233,678	\$231,300
OCEAN LAKES CONDO	168	168	7.321	\$115,548	\$125,100
OCEAN LAKES EAST	135	135	2.251	\$279,558	\$277,000
OCEAN LAKES NORTH	231	231	-0.43	\$267,694	\$272,200
OCEAN LAKES TH	648	648	-0.44	\$169,724	\$170,300
OCEAN LAKES WATERS EDGE	69	69	7.137	\$288,145	\$290,400
OCEAN LAKES WEST	30	30	10.23	\$343,980	\$346,000
P.A. CROSSING_BURYN FARM	111	111	-5.21	\$347,380	\$348,300
PARKSIDE GREEN	249	249	4.640	\$203,746	\$207,100
PINE HURST ESTATES	35	35	2.314	\$272,700	\$263,700
PINE MEADOWS	583	583	1.541	\$268,990	\$264,100
PINE RIDGE	266	266	3.448	\$329,602	\$329,000
PRINCE GEORGE ESTATES	84	84	2.216	\$411,133	\$406,700
PRINCESS ANNE	1116	758	3.515	\$327,101	\$278,300
PRINCESS ANNE LAND USE	119	53	0.808	\$738,919	\$660,300
PRINCESS ANNE QUARTER	75	75	-1.53	\$487,980	\$478,600
PRINCESS ANNE WOODS	138	138	-5.91	\$437,713	\$435,100
PUNGO	1570	1267	2.581	\$336,722	\$317,100
PUNGO LAND USE	466	188	0.741	\$601,408	\$555,250
PUNGO PUNGO FERRY LANDG	44	28	0.712	\$534,286	\$527,800
RED MILL FARM	508	507	4.390	\$278,580	\$275,700
RED MILL FARM MEADOWS	32	32	1.842	\$331,016	\$329,450
RED MILL FARM NIMMO COURT	22	22	9.016	\$434,032	\$433,450
RED MILL FARM SAWYER ESTATES	110	110	0.926	\$370,156	\$370,750

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT**

**FY 2016/2017**

Date: 2/12/2016

**Princess Anne**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
RED MILL FARM SOUTH SHORE EST	227	227	2.064	\$466,007	\$459,900
RED MILL FARM WILLOW RIDGE	152	152	4.984	\$286,913	\$284,900
RED MILL FOREST	15	15	0	\$337,667	\$342,200
RED MILL VILLAGE	128	128	1.206	\$176,096	\$176,800
RED MILL/FOX CHASE	523	521	2.48	\$284,176	\$283,700
RED MILL/MIRASOL	67	51	-0.40	\$437,422	\$433,500
RED MILL/SOUTH WOODS	197	197	0.250	\$357,894	\$353,800
RIVER OAKS	145	145	-2.43	\$408,768	\$408,400
ROLLINGWOOD	90	90	0.514	\$413,721	\$411,400
SALEM ACRE/MEADOWRIDGE	12	12	0.995	\$444,750	\$431,700
SALEM LAKES	892	892	3.515	\$218,381	\$217,700
SANCTUARY FALSE CAPE	249	249	0	\$416,913	\$344,000
SANDBRIDGE	1159	1106	3.88	\$614,184	\$573,850
SANDBRIDGE DUNES	74	74	2.642	\$401,745	\$395,800
SANDBRIDGE OCEAN FRONT	237	225	9.818	\$1,249,655	\$1,127,500
SANDBRIDGE STATION	16	16	0.042	\$238,325	\$238,800
SCOTLAND STREET	10	10	1.268	\$264,260	\$259,000
SEABOARD ACRES/FOREST	29	29	6.208	\$552,652	\$539,600
SEASIDE AT SANDBRIDGE	12	12	5.074	\$254,025	\$250,900
SHERWOOD LAKES	61	60	3.984	\$481,770	\$475,200
SHERWOOD LAKES CONDOS	121	121	1.695	\$396,714	\$392,500
SHERWOOD LAKES TH	53	53	-0.34	\$262,500	\$256,700
SOUTHGATE	368	368	3.065	\$308,392	\$308,200
STRAWBRIDGE	282	282	4.613	\$228,333	\$220,100

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT  
FY 2016/2017**

Date: 2/12/2016

**Princess Anne**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
THREE OAKS	225	225	7.117	\$391,421	\$388,400
UPTON ESTATES	302	302	3.309	\$247,997	\$238,450
VICTORIA PARK	64	63	1.036	\$539,302	\$541,950
VILLAGE BEND	103	103	1.495	\$370,993	\$365,900
WELLINGTON AT DAM NECK	124	124	-2.65	\$148,897	\$149,800
WEST NECK COMMONS	23	4	12.42	\$353,450	\$399,550
WEST NECK VILLAGE VILLAGE A	64	64	1.407	\$360,444	\$360,050
WEST NECK VILLAGE VILLAGE C	66	66	0.444	\$305,197	\$306,700
WEST NECK VILLAGE VILLAGE D	54	54	2.591	\$306,570	\$314,000
WEST NECK VILLAGE VILLAGE E	208	207	2.893	\$317,531	\$316,550
WEST NECK VILLAGE VILLAGE F	114	112	3.851	\$338,705	\$344,200
WEST NECK VILLAGE VILLAGE G-1	23	23	1.571	\$406,296	\$411,900
WOODS OF PINEY GROVE	104	101	2.99	\$245,056	\$251,050
WORDSWORTH VILLAGE	300	300	-1.56	\$245,214	\$260,700

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT**

**FY 2016/2017**

Date: 2/12/2016

**Rose Hall**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
BUCKNER FARMS	778	778	4.455	\$294,284	\$293,300
CARDINAL ESTATES	254	214	19.24	\$116,909	\$128,550
CASTLETON BARK_MAYF_SOMERSET	124	124	3.357	\$344,217	\$330,750
CASTLETON BRENT_KING_RAD	200	200	-1.43	\$311,657	\$312,050
CASTLETON CAMDEN VILLAGE	167	167	0.687	\$207,155	\$198,100
CASTLETON KESWICK VILLAGE	108	108	-2.39	\$329,372	\$327,100
CHIMNEY HILL	826	826	3.865	\$187,249	\$187,950
CHIMNEY HILL CONDO	137	137	-0.26	\$104,626	\$103,100
CHIMNEY HILL TH	380	380	-4.14	\$126,888	\$126,800
COLONY ACRES	17	14	1.135	\$276,794	\$297,700
DAM NECK AREA	157	157	6.983	\$318,509	\$324,100
GREEN RUN SF	2372	2372	2.704	\$197,001	\$192,900
HOLLAND FARMS	111	111	-8.9	\$190,847	\$188,000
HOLLAND MEADOWS	140	140	3.608	\$148,866	\$151,050
LAKE PLACID	578	578	1.998	\$238,953	\$238,150
LAKE PRINCESS ANNE	100	100	-5.37	\$66,490	\$66,400
LAKES	589	589	-1.65	\$158,699	\$157,000
LAKES TH	197	197	13.38	\$126,697	\$126,200
LAMPLIGHT MANOR	131	131	0.270	\$202,241	\$200,900
LARKSPUR MEADOWS TH	334	334	-1.72	\$154,629	\$153,200
LEXINGTON/BLEUGRASS PARK	165	165	-6.54	\$240,992	\$239,300
LEXINGTON/NICHOLS PARK	127	127	-2.74	\$247,628	\$235,900
LEXINGTON/WOODLAND PARK	125	125	-1.71	\$211,450	\$210,100
MAGIC HOLLOW	501	501	3.149	\$163,581	\$161,700



**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT**

**FY 2016/2017**

Date: 2/12/2016

**Rose Hall**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
MAGIC HOLLOW SEMI-D	143	143	18.1	\$141,990	\$147,300
MAGIC HOLLOW TOWNHOUSES	148	148	1.692	\$118,526	\$116,300
OAK SPRINGS	266	266	2.73	\$230,421	\$227,100
OAK SPRINGS TOWNHOUSES	277	277	4.622	\$135,558	\$132,800
PECAN GARDENS	348	345	1.831	\$171,509	\$166,650
PECAN GARDENS DUPLEX	22	22	3.96	\$162,305	\$140,000
PECAN GARDENS HEJDO TERRACE	80	80	2.402	\$108,721	\$106,850
PECAN GARDENS SEMI-DET	96	96	1.214	\$134,479	\$134,900
PECAN GARDENS TH	48	48	0.207	\$105,890	\$105,550
PECAN GARDENS TH-FLAT	133	133	13.45	\$102,700	\$107,800
PRINCESS ANNE GARDENS	178	178	6.686	\$110,573	\$109,300
PRINCESS ANNE PLAZA KINGS ARMS	101	101	4.533	\$104,084	\$103,900
PRINCESS ANNE PLAZA TH/SEC 4	94	94	2.317	\$114,404	\$115,700
PRINCESS ANNE SQUARE	80	80	-4.69	\$219,845	\$220,400
SALEM WOODS	1089	1089	1.733	\$294,371	\$298,600
SCARBOROUGH SQ-MULTI TH	125	125	10.59	\$134,334	\$133,700
SCARBOROUGH SQUARE	497	497	1.502	\$117,351	\$118,200
TAPO MOBILE HOME	67	37	5.331	\$34,665	\$27,200
TIMBERLAKE ASPEN	198	198	2.106	\$150,818	\$151,600
TIMBERLAKE CINMNRDG/MISTYMDW	106	106	2.278	\$175,673	\$171,200
TIMBERLAKE DOMINION	72	72	-2.76	\$142,693	\$144,200
TIMBERLAKE GLEN WILLOW	99	99	6.488	\$188,261	\$184,900
TIMBERLAKE HOLLAND MEWS	32	32	-2.13	\$85,038	\$84,900
TIMBERLAKE HOLLY TREE	163	163	1.921	\$124,464	\$124,000

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT  
FY 2016/2017**

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**Rose Hall**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
TIMBERLAKE SEC 1-12	404	404	5.245	\$211,495	\$205,950
TIMBERLAKE SEC 8-9	55	55	4.737	\$199,653	\$210,900
TIMBERLAKE THE COVE	23	23	-2.01	\$125,661	\$124,100
TIMBERLAKE WATERS	44	44	-0.7	\$144,761	\$148,450
TIMBERLAKE WILLOW WOOD	156	156	5.234	\$168,116	\$168,150
TOWNE SQ DETACHED - PARK PLACE	199	199	12.26	\$271,989	\$273,900
TOWNE SQUARE ATTACHED	284	284	2.829	\$201,433	\$199,600
VILLAS AT BELLAMY CONDOS	120	120	0.734	\$147,300	\$147,300
WINDSOR FOREST	32	32	1.216	\$306,181	\$314,450
WINDSOR OAKS WEST	1034	1034	1.859	\$212,416	\$209,700
WINDSOR OAKS WEST HALIFAX	212	212	1.662	\$175,053	\$174,000
WINDSOR OAKS WEST TOWNHOUSES	320	320	12.73	\$129,001	\$126,500
WINDSOR WOODS	1528	1527	1.179	\$205,477	\$201,800
WYND CREST CONDO	107	107	-3.16	\$213,312	\$215,600