

Average Percent
of
Assessment Change
of
Residential Neighborhoods
by
District

Fiscal Year 2015-2016



City of Virginia Beach

VBgov.com

REAL ESTATE ASSESSOR
(757) 385-4601
FAX (757) 385-5727
TTY: 711

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

February 19, 2015

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 2015 to FY 2016. 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 2015/2016**

Date: 2/18/2015

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	0.064	\$129,803	\$122,700
AERIES ON THE BAY SF	29	29	-7.97	\$395,628	\$413,800
AERIES ON THE BAY TOWNHOUSES	211	211	-0.43	\$290,664	\$290,800
AMPHIBIOUS MANOR	52	51	-14.8	\$177,063	\$175,700
ARAGONA VILLAGE	3005	2989	1.397	\$168,263	\$166,800
BAYLAKE BEACH/PINES	335	331	2.822	\$483,909	\$382,000
BAYSIDE VILLAS	83	83	0.214	\$124,687	\$126,200
BAYVILLE COVE	18	18	1.046	\$325,661	\$316,250
BAYVILLE GARDENS/PARK	199	197	-0.27	\$197,762	\$188,800
BAYVISTA CONDOS	27	27	11.00	\$668,978	\$598,300
BONNEY/BAXTER ROAD	47	38	-1.32	\$177,800	\$149,150
BRADFORD ACRES	43	42	-2.58	\$206,365	\$201,900
BRADFORD PARK	42	40	-1.49	\$186,838	\$182,300
BRADFORD TERRACE	68	68	3.353	\$195,800	\$187,500
BROADMEADOWS CONDO	16	16	13.52	\$104,100	\$104,100
BURTON STATION	32	16	3.621	\$101,413	\$100,300
CHES BCH BAY LAKE CONDO	50	50	-1.42	\$189,874	\$189,900
CHES BCH BAY QUARTER CONDO	64	64	-0.50	\$157,858	\$157,700
CHES BCH BAY WIND CONDO	15	15	-3.47	\$156,867	\$155,200
CHES BCH HOLLIS ROAD CONDO	18	18	-1.21	\$135,994	\$132,500
CHES BCH MARTINIQUE CONDO	13	13	-2.95	\$290,569	\$291,400
CHES BCH NORTH BEACH CONDO	60	60	-1.26	\$155,602	\$157,000
CHES BCH WATERSPOINT	20	20	0.125	\$213,085	\$213,650
CHES BCH/COASTALVW/TRANQUILITY	32	32	6.495	\$298,609	\$300,000
CHES BCH/PH STNLNDG/CHESBCHE	67	67	2.689	\$129,373	\$129,400
CHESA HOUSE ON THE BAY	120	120	0	\$208,165	\$197,400
CHESAPEAKE BEACH	601	554	2.591	\$417,359	\$382,500

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

BAYSIDE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
CHESAPEAKE BEACH ATTACHED	376	376	1.187	\$367,888	\$334,100
CHESAPEAKE BEACH BAYSIDE CORP	18	18	-0.35	\$176,867	\$174,800
CHESAPEAKE BEACH BEACH BAY CON	27	27	-2.24	\$282,522	\$283,400
CHESAPEAKE BEACH DUPLEX	180	177	3.382	\$364,139	\$314,750
CHESAPEAKE BEACH WOODS OF CHES	25	25	-9.69	\$205,832	\$201,900
CHESAPEAKE BEACH/HARBOR OAKS	12	12	-6.31	\$269,667	\$269,600
CHURCH POINT	185	185	5.628	\$714,552	\$688,100
CHURCH POINT BISHOPS COURT	34	34	6.673	\$582,315	\$578,050
CHURCH POINT SECTION I	123	123	5.389	\$455,601	\$456,400
CHURCH POINT WATERFRONT	39	36	4.504	\$1,267,195	\$1,323,000
CORNERSTONE	160	160	2.345	\$232,579	\$233,700
CRYSTAL PT/HERON ROOST	31	31	2.921	\$535,071	\$454,000
CTRE GREEN CYPRESS PT COUNTRY	125	125	0.55	\$179,754	\$180,100
CTRE GRN CYPRESS PT GRDN VILLA	80	80	0.330	\$140,943	\$141,700
CYPRESS POINT	149	149	-0.58	\$307,649	\$306,100
CYPRESS POINT COMMONS	70	70	-6.16	\$140,384	\$140,400
CYPRESS POINT CUSTOM HOMES	229	227	2.069	\$448,287	\$434,500
CYPRESS POINT DEFORD LTD	60	59	-0.83	\$335,990	\$335,150
CYPRESS POINT N MOORES POND	30	29	-10.3	\$351,630	\$351,000
CYPRESS POINT NORTH	117	117	-1.14	\$337,444	\$322,400
CYPRESS POINT NORTH TOWNHOUSES	39	39	3.618	\$213,200	\$221,600
CYPRESS POINT TH	73	73	1.292	\$168,195	\$168,900
CYPRESS POINT TRADITIONS CONDO	174	174	2.056	\$220,556	\$223,800
DIAMOND LAKE EST/ANTHONY HOMES	127	127	-1.32	\$168,860	\$167,500
DIAMOND SPRING / GRDNWOOD PARK	761	759	-1.88	\$176,508	\$165,300
DONATION SHORES	45	45	-4.20	\$480,916	\$454,800
FENTRESS TOWN	264	240	0.169	\$204,253	\$197,050
GARNETTS WATCH	40	40	1.898	\$259,823	\$259,850

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

BAYSIDE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
GOVERNOR SQUARE	71	71	6.85	\$182,423	\$179,300
HAYGOOD ESTATE CONDOS	39	39	-0.31	\$228,985	\$226,900
HAYGOOD POINT	284	284	0.510	\$348,368	\$336,100
HERMITAGE	99	99	-0.51	\$136,789	\$137,500
HODGEMAN PLAT	85	80	-2.63	\$193,006	\$201,300
HUDGINS SHORES	45	45	-0.93	\$446,893	\$366,400
KEMPS COVE	10	10	0.554	\$290,200	\$288,600
KEMPS LAKE CONDOS	64	64	-0.80	\$160,000	\$159,750
KEMPS VILLAGE AT TOWN CENTER	20	20	2.139	\$302,720	\$299,300
KEMPSVII LAKE BAXTER WOODS TH	73	73	5.655	\$161,056	\$160,000
KEMPSVILLE LAKE	1268	1267	3.667	\$162,232	\$163,900
KEMPSVILLE LAKE TURNBERRY TH	63	63	-0.39	\$156,460	\$155,900
L & J GARDENS	137	130	1.907	\$215,709	\$214,900
LAKE EDWARD WESLEYAN FST/SD	76	76	-2.41	\$117,157	\$118,700
LAKE FRONT VILLAGE	55	55	4.231	\$104,536	\$104,000
LAKE SHORES	570	564	-0.26	\$281,729	\$254,900
LAKE SMITH CONDOMINIUM	180	180	-0.23	\$129,913	\$131,000
LAKE SMITH TERRACE	546	546	3.336	\$298,654	\$283,350
LAKEVIEW PARK	209	197	1.729	\$302,036	\$269,600
LAKEVIEW SHORES	279	278	4.784	\$250,251	\$219,400
MARINERS LANDING	151	151	9.182	\$235,864	\$232,800
NEWSOME FARM HAYGOOD SQUARE	25	25	-0.35	\$204,376	\$200,600
NORTHERN VILLAGE	10	10	3.147	\$306,420	\$303,850
NORTHRIDGE	368	368	3.333	\$105,249	\$107,050
OCEAN PARK	109	92	1.245	\$519,388	\$401,100
OCEAN PARK CONDO	334	334	8.459	\$423,596	\$407,700
OCEAN PARK DUPLEX	87	87	9.732	\$355,526	\$307,200
OCEAN PARK/VINTAGE POINT	15	15	2.894	\$294,907	\$316,000

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

BAYSIDE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
OLD DONATION FARM	41	41	9.474	\$687,083	\$716,300
OLD DONATION MANOR	96	96	-3.18	\$304,896	\$300,250
OLD DONATION TOWNHOUSE	28	28	-2.11	\$182,604	\$182,150
PELICAN DUNES CONDO	65	64	0.265	\$363,726	\$358,800
PELICAN DUNES SF	121	115	1.307	\$359,758	\$355,400
PEMBROKE CROSSING COND	88	88	-4.67	\$105,478	\$106,500
PEMBROKE MANOR	822	820	-0.83	\$189,836	\$180,550
PEMBROKE MEADOWS	512	512	0.782	\$255,331	\$238,000
PEMBROKE TH	180	180	8.84	\$151,722	\$147,850
PIER POINTE LDG CONDO	85	85	-12.4	\$72,893	\$79,400
POCAHONTAS VILLAGE	356	356	-5.82	\$175,928	\$168,900
REID TOWN	31	28	3.254	\$244,323	\$261,800
RESIDENCES AT WESTIN	120	120	0	\$423,078	\$371,100
RIDGELY MANOR/BELMEADE	158	158	-1.94	\$317,834	\$318,900
RIDGELY MANOR/FARRCROFT	172	172	-2.13	\$172,669	\$172,700
RIDGELY MANOR/GRACE HILL	112	112	-1.36	\$206,868	\$208,400
RIDGELY MANOR/NORTH SHORE	89	75	1.551	\$652,091	\$616,400
RIDGELY MANOR/SOUTHMOOR VLG	276	276	-3.21	\$144,120	\$145,400
RIDGELY MANOR/WESTBRIAR	174	174	-3.75	\$226,174	\$225,000
SAW PEN POINT	94	90	-1.78	\$703,185	\$603,600
SAW PEN POINT BAY HILL	22	20	8.813	\$658,527	\$674,100
SAW PEN POINT WITCHDUCK FARMS	29	28	-9.81	\$527,686	\$518,900
STAPLESMILL CHASE	126	126	0.966	\$129,983	\$126,700
STUDIO 56 CONDOMINIUM	56	56	0	\$181,961	\$176,800
SUMMERSET/GARNETT POINT LAKES	110	110	0.95	\$215,510	\$215,200
THOROUGHGOOD COLONY	150	150	-1.06	\$192,762	\$190,300
THOROUGHGOOD ESTATES	143	143	2.493	\$390,350	\$385,700
THOROUGHGOOD/BLACKTHORNE	909	900	4.200	\$414,024	\$336,000

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

BAYSIDE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
THREE SHIPS LANDING	48	48	9.616	\$319,240	\$319,900
VILLAGE SPRINGS CONDO	49	49	-11.4	\$84,771	\$87,100
VILLAS AT LAKE LAWSON	30	30	-0.12	\$240,720	\$245,850
WATER OAKS CONDOMINIUM	24	24	0.765	\$449,292	\$466,050
WATER OAKS CONDOS B	28	28	2.611	\$324,204	\$323,000
WHITAKER PLACE	23	23	1.19	\$261,778	\$264,000
WISHART COVE	96	96	-3.57	\$477,668	\$417,050
WISHART LAKE	23	23	7.056	\$499,739	\$458,400
WITCHDUCK	136	127	0.61	\$726,574	\$640,900
WITCHDUCK ARMS TH	24	24	0.185	\$189,813	\$186,700
WITCHDUCK LANDING	110	110	0.291	\$192,580	\$188,600
WITCHDUCK WOODS CONDO	100	100	4.383	\$201,680	\$205,200
WITCHGATE COURT CONDO	16	16	-4.86	\$97,900	\$97,900

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

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	28	28	-1.47	\$247,793	\$248,650
BEACONS REACH	52	52	11.86	\$201,419	\$198,200
BIRDNECK ACRES	36	35	9.171	\$368,794	\$316,250
BIRDNECK COMMON CONDOS	23	23	5.641	\$213,491	\$216,900
BIRDNECK LAKE	185	185	-1.68	\$321,584	\$317,800
BIRDNECK NORTH CONDO	104	104	9.416	\$166,177	\$166,700
BIRDNECK VILLAS	72	72	1.380	\$154,058	\$151,100
BROCKS BRIDGE	18	12	-0.4	\$142,225	\$134,050
BROOKGREENE COMMONS	87	87	-4.82	\$219,606	\$219,900
CHELTENHAM SQUARE	81	81	-1.26	\$242,362	\$243,600
CHESOPEIAN COLONY	264	263	-5.66	\$453,059	\$429,900
CHESTERFIELD STATION	100	100	2.252	\$83,100	\$83,100
COLONNADE	35	35	4.976	\$190,697	\$203,400
COQUINA A CONDOMINIUM	61	61	-2.12	\$205,236	\$202,400
COVE AT GREAT NECK	32	32	-3.31	\$187,119	\$204,650
CRAWFORD PLACE	12	11	27.28	\$216,625	\$136,500
CRIPPLE CREEK TH	29	29	1.081	\$141,555	\$136,400
CROATAN	235	225	9.032	\$701,933	\$616,100
CROATAN BEACH	222	218	9.831	\$689,393	\$680,800
CROATAN BEACH/ATLANTIC AVE	73	60	-6.11	\$1,781,912	\$1,723,800
DEERWOOD TRACE	159	159	-3.59	\$148,652	\$145,600
DOLPHIN RUN CONDO	110	110	0	\$376,878	\$351,000
DOYLETOWN	135	126	8.913	\$173,956	\$177,800
DOYLETOWN CONDOS	14	14	14.51	\$215,986	\$215,950
DOYLETOWN DUPLEX	35	35	11.41	\$307,049	\$204,100
EDGEWATER CONDOMINIUMS	55	55	0	\$393,475	\$392,200

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

BEACH

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
EGRET LANDING	41	41	1.589	\$110,398	\$104,300
EUREKA PARK	42	42	-1.19	\$154,286	\$148,100
GATEWOOD PARK	87	75	-5.59	\$167,690	\$159,400
GATEWOOD PARK DUPLEX	31	30	-3.86	\$171,594	\$165,500
GAY DRIVE/BAYWAY RD	12	11	0.118	\$255,275	\$281,600
GLENEAGLE CONDOMINIUM	36	36	5.388	\$159,800	\$168,500
GREAT NECK GROVE	144	144	-0.16	\$144,663	\$145,200
HARBOUR POINT	120	45	-1.37	\$644,849	\$535,600
HARBOUR POINT CONDO	172	172	8.877	\$231,429	\$226,200
HERONS COVE	192	192	-4.42	\$173,212	\$175,800
HIDDEN SHORES CONDO	28	28	0.593	\$204,936	\$201,850
HILLTOP MANOR	212	211	-2.69	\$191,897	\$187,150
HILLTOP SOUTH	93	93	-12.8	\$96,868	\$97,000
HOLLY DUNES	19	19	-2.02	\$352,768	\$356,200
HUNTWICK CONDOMINIUM	20	20	-10.7	\$462,935	\$451,900
HUTTON TERRACE	19	19	-7.06	\$133,689	\$134,000
KENSTOCK	116	115	-0.07	\$321,574	\$320,650
KINGSWOOD SQUARE	26	23	-0.4	\$154,288	\$158,300
LAFONDA CONDOMINIUM	22	22	-9.42	\$84,900	\$89,400
LAKE POINT TOWNHOUSE	11	11	1.211	\$200,618	\$198,800
LIGHTHOUSE POINT CONDO	30	30	6.554	\$354,807	\$337,050
LINK HARBOUR CONDO	48	48	8.966	\$258,458	\$254,600
LINKHORN CIRCLE CONDO	13	13	4.28	\$156,308	\$154,000
LINKHORN CREST CONDO	31	31	-1.83	\$326,090	\$327,400
LONDON BDG/FAIR LADY/BRKGRN CM	41	41	-1.36	\$300,071	\$299,800
LONDON BRDG XNG/EVERGREENS	73	73	-3.11	\$345,321	\$348,600
LONDON BRIDGE	51	37	-3.54	\$182,854	\$155,800
LONDON BRIDGE MANOR	28	28	-3.08	\$147,207	\$145,350

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

BEACH

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
LONDON POINTE	64	64	-2.91	\$139,386	\$144,500
LYNN RIVER COMMON	103	103	14.12	\$151,049	\$146,900
LYNNHAVEN FOREST	46	46	4.042	\$195,735	\$196,300
LYNNHAVEN HEIGHTS	52	48	2.3	\$199,040	\$198,900
LYNNHAVEN WOODS	271	270	-0.42	\$267,112	\$268,700
MAXEY MANOR	29	27	6.891	\$217,955	\$230,300
MEADOW GLEN	12	12	2.012	\$287,375	\$287,750
NOTTINGHAM ESTATES	56	56	-4.04	\$236,527	\$232,050
NOTTINGHAM SOUTH	31	31	-5	\$284,306	\$282,900
OCEAN HILLS	60	60	7.154	\$419,293	\$419,950
OCEAN WAY CONDOMINIUM	58	58	8.971	\$333,738	\$305,550
OCEANA BARTOW	28	22	6.439	\$160,586	\$163,150
OCEANA BEECHWOOD GARDENS	35	31	0.671	\$216,817	\$234,000
OCEANA BELLS/CREDLE DPLX	39	37	-0.14	\$134,736	\$134,300
OCEANA BELLS/CREDLE SF	24	24	5.009	\$199,154	\$201,050
OCEANA CONDO	97	95	2.492	\$194,091	\$197,700
OCEANA DUPLEX	181	146	2.411	\$197,803	\$186,800
OCEANA EAST	154	118	8.916	\$152,823	\$150,600
OCEANA VILLAGE	199	196	-30.5	\$123,552	\$119,700
OCEANA WEST	224	179	7.012	\$183,809	\$173,850
OCEANS CONDOMINIUM	224	224	0	\$376,955	\$402,300
OCEANS II CONDOMINIUM	42	42	0	\$107,743	\$105,800
OCEANSIDE CONDOMINIUM	54	54	0	\$607,369	\$558,700
OCONEE POINT TH	10	10	12.28	\$179,580	\$166,950
OLD BEACH VILLAGE	62	62	0	\$327,434	\$316,200
PACIFIC SOUTH CONDO	117	117	0	\$216,036	\$224,300
PARK PLACE	122	122	1.418	\$354,158	\$354,400
PINEWOOD GARDENS	165	165	7.451	\$184,347	\$178,500

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

BEACH

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
POINT O WOODS	277	277	4.229	\$246,801	\$247,500
PRINCESS ANNE PLAZA	3218	3215	6.206	\$176,117	\$173,350
PRINCESS ANNE PLAZA TH/SEC 1	94	94	12.74	\$86,256	\$76,500
REAGAN WOODS	26	26	-4.09	\$177,735	\$178,400
REDWING SINGLE FAMILY	470	470	-4.29	\$186,631	\$182,700
REDWING/SEMI-DET	131	131	2.364	\$176,158	\$177,400
RETREAT BY THE SEA	56	56	5.022	\$110,082	\$112,550
RIA-MAR A CONDOMINIUM	15	15	8.998	\$317,220	\$310,200
RIVER COVE POINT CONDO	138	138	-9.70	\$136,346	\$143,800
RIVER SHORE CONDO	56	56	0.773	\$177,416	\$171,200
ROSEGATE	51	51	-1.4	\$146,200	\$148,000
RUDEE HEIGHTS	97	93	-11.3	\$368,916	\$288,000
S BIRDNECK RD CONDO	10	10	-1.26	\$267,410	\$211,400
S LYNNHAVEN CONDOS	328	328	17.42	\$75,934	\$76,100
S VA BEACH 19TH ST C	24	24	0.149	\$67,300	\$67,300
S VA BEACH ATLANTIC	28	28	-3.43	\$269,507	\$268,900
S VA BEACH BALTIC PL	14	14	-1.06	\$186,200	\$186,200
S VA BEACH BEACH LANE TH	10	10	2.695	\$178,690	\$178,500
S VA BEACH BEACHWOOD	16	16	-1.03	\$174,625	\$180,000
S VA BEACH BON A VENTURE	13	13	0.525	\$117,800	\$117,600
S VA BEACH BREEZEWOOD	22	22	-3.28	\$122,373	\$121,700
S VA BEACH CAPTAINS	54	54	14.36	\$171,143	\$169,700
S VA BEACH CYPRESS RESERVE	18	18	-1.07	\$312,900	\$309,700
S VA BEACH GULLS CONDO	10	10	0.157	\$134,230	\$134,300
S VA BEACH HOLLY BEND	48	48	11.23	\$198,529	\$192,150
S VA BEACH LAKE STATION	32	32	-0.43	\$197,728	\$198,500
S VA BEACH MARSH CREEK	24	24	-1.06	\$166,342	\$166,150
S VA BEACH OCEAN PINES	29	29	-11.3	\$144,817	\$145,000

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

BEACH

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
S VA BEACH OCEAN PLACE	12	12	0.112	\$245,575	\$244,900
S VA BEACH PAVILION	55	55	-1.96	\$88,644	\$88,800
S VA BEACH PINE TOPS	24	24	0.236	\$180,338	\$171,050
S VA BEACH RUNNINGTON	32	32	4.172	\$162,300	\$162,300
S VA BEACH SALTMEADOW BAY	17	17	1.146	\$388,500	\$387,900
S VA BEACH SEA POINT	24	24	-21.3	\$121,850	\$121,850
S VA BEACH SEACOURT	12	12	-1.77	\$153,500	\$154,900
S VA BEACH SEACREST	16	16	0.01	\$129,406	\$123,950
S VA BEACH SEAPINES	38	38	-14.9	\$125,111	\$126,400
S VA BEACH SHADOWLAWN	16	16	-21.4	\$94,831	\$94,600
S VA BEACH SHOREHAM	72	72	2.223	\$146,656	\$146,300
S VA BEACH SILVERLAKE	10	10	0.712	\$175,340	\$175,550
S VA BEACH SOLAR PLACE	10	10	-13.3	\$145,300	\$143,500
S VA BEACH SUMMERS POINT	24	24	-0.46	\$204,438	\$217,500
S VA BEACH TENBEE CHASE	20	20	-14	\$161,420	\$158,300
S VA BEACH TOWNHOMES	61	61	2.841	\$229,528	\$240,500
S VA BEACH WOODLAND	12	12	-0.39	\$160,025	\$159,200
S VA BEACH WOODLYN S	25	25	-0.64	\$136,188	\$140,900
S VA BEACH/ATLANTIC PALISADES	16	16	3.183	\$394,638	\$394,400
S VA BEACH/COASTAL WALK	16	16	-33.1	\$156,394	\$153,350
S VA BEACH/OCEAN TRACE CONDOS	60	60	-13.6	\$127,363	\$133,200
S VA BEACH/PLAYA RANA	42	42	-1.84	\$155,648	\$157,400
S VA BEACH/SEAHORSE COVE	10	10	-0.22	\$360,360	\$382,000
S VA BEACH-S	522	452	0.699	\$328,853	\$324,600
S VA BEACH-S APTS	46	45	-7.69	\$392,959	\$394,400
S VA BEACH-S BEAN GARDEN	17	17	-0.45	\$336,882	\$364,600
S VA BEACH-S CONDOS	275	275	4.176	\$315,501	\$318,500
S VA BEACH-S DUPLEX	115	115	4.436	\$274,438	\$267,700

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

BEACH

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
S VA BEACH-S WOODLAND	87	76	1.701	\$160,025	\$159,200
SALT MARSH POINT ATTACHED	151	151	3.813	\$220,200	\$219,700
SALT MARSH POINT SF	79	79	-5.27	\$303,289	\$304,000
SEA PINES CONDO	22	22	-0.75	\$315,827	\$318,450
SEABRIDGE SQUARE	85	85	0.280	\$119,129	\$121,700
SEASCAPE CONDOMINIUM	10	10	0	\$439,120	\$439,100
SEATAACK BIRDNECK WOODS	16	16	2.351	\$378,425	\$378,350
SEATAACK CONDOS	10	10	8.778	\$193,930	\$195,000
SEATAACK DUPLEX	12	12	0.502	\$213,550	\$223,600
SEATAACK SF	395	330	3.992	\$208,757	\$196,200
SEATAACK/TOWNHOUSE	14	14	0.087	\$230,486	\$232,400
SELDEN HALL CONDO	18	18	-1.96	\$333,806	\$334,800
SHADOW LAWN 1001 INDIAN AVE	30	30	0.427	\$88,687	\$88,800
SHADOW LAWN BEACH CLUB II	64	64	7.305	\$89,600	\$89,600
SHADOW LAWN CABANA SOUTH	50	50	0.217	\$144,244	\$156,000
SHADOW LAWN LANDS END CONDO	284	284	-1.56	\$152,862	\$143,300
SHADOW LAWN MISC CONDOS	90	90	2.289	\$291,117	\$292,300
SHADOW LAWN OCEAN VILLAS	13	13	-0.68	\$129,008	\$125,500
SHADOW LAWN RUDEE INLET CONDO	12	12	-0.24	\$343,975	\$336,500
SHADOW LAWN SAWGRASS CONDO	120	120	2.771	\$139,791	\$139,900
SHADOW LAWN SF	908	860	4.370	\$366,519	\$339,900
SHADOW LAWN SOUTHWINDS	101	101	11.97	\$122,989	\$121,900
SHADOW LAWN TOWNHOUSES	102	101	-2.49	\$165,554	\$160,400
SHADOW LN MEDITERRANEAN VILL	10	10	8.118	\$121,200	\$121,200
SHADOW LN RUDEE VILLAS CONDO	40	40	8.266	\$131,500	\$131,500
SOUTH VIRGINIA BEACH S WOODLAN	15	15	-0.06	\$225,320	\$233,300
SQUIRE LAWNS/WHISPERING PINES	40	40	6.321	\$157,228	\$150,000
THE COLONY	39	39	0	\$435,162	\$435,000

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

BEACH

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
THE KAMLA A CONDO	15	15	0	\$327,207	\$341,000
TRIPLE OAKS CONDO	46	46	27.35	\$122,022	\$121,000
VIRGINIA VILLAGE CONDO	100	100	-18.4	\$97,074	\$93,600
WASHINGTON SQUARE TOWNHOUSES	634	632	1.559	\$151,354	\$150,000
WOODS AT LONDON BRIDGE	360	360	3.686	\$144,287	\$144,150

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

CENTERVILLE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
ADAMS GLEN	33	33	0.12	\$317,345	\$311,300
ALEXANDRIA	1014	1014	-2.34	\$216,870	\$219,950
BEECHWALK LANDING	24	24	-2.91	\$204,250	\$202,950
BELLAMY PLANTATION	95	95	2.738	\$360,237	\$364,000
BELLAMY PLANTATION JF	66	66	2.841	\$308,935	\$302,550
BELLAMY PLANTATION MICHAEL LEE	37	37	1.506	\$313,838	\$315,500
BELLWOOD FOREST	26	18	-2.81	\$403,489	\$406,200
BENTLEY GATE	142	142	2.057	\$322,093	\$319,900
BENTLEY PARK	174	174	4.195	\$397,272	\$397,700
BRIGADOON	855	854	6.146	\$253,533	\$255,300
BRIGADOON PINES	517	517	2.613	\$276,430	\$277,300
BUCKNER WOODS	160	160	1.181	\$115,654	\$117,300
CHARLESTOWNE	260	260	-8.28	\$197,660	\$196,600
CHARLESTOWNE LAKES	375	375	6.867	\$227,641	\$224,400
CHARLESTOWNE LAKES SO R5D	304	303	-0.11	\$211,673	\$214,700
CHARLESTOWNE LAKES SO R75	283	283	-4.75	\$228,742	\$227,100
CHARLESTOWNE WOODS/EAST	152	152	10.76	\$254,666	\$251,750
COLLEGE PARK	480	480	0.917	\$207,595	\$208,500
COLLEGE PARK DORCHESTER VILLGE	100	100	8.558	\$126,137	\$127,900
COLLEGE PARK GLYNDON VILLAGE	125	125	2.73	\$126,656	\$121,300
COMMONS	120	120	5.405	\$227,063	\$226,350
COUNTRY HAVEN	36	36	-5.27	\$216,511	\$211,300
COVENTRY	263	263	0.356	\$260,119	\$256,900
FOXON WOODS	26	26	-9.99	\$291,519	\$291,900
GLENWOOD	1764	1764	1.459	\$248,424	\$251,100
GLENWOOD CONDOS	312	312	-2.28	\$108,097	\$104,800
GLENWOOD GLENWOOD GREEN	72	72	-7.60	\$149,246	\$150,100
GLENWOOD GLENWOOD VILLAGE	19	19	1.733	\$319,558	\$322,100

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

CENTERVILLE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
GLENWOOD LINKS	56	55	4.79	\$309,561	\$308,900
GLENWOOD PLACE/ROSE GLEN MANOR	54	54	1.617	\$309,572	\$312,250
GREEN RUN CONDOS	276	276	-2.67	\$73,881	\$75,300
GREEN RUN TH	1553	1553	6.186	\$114,003	\$114,300
HILLCRST MDWS/INDIAN RVR MDWS	67	67	3.734	\$359,996	\$366,300
INDIAN LAKES CONDOS	427	427	-6.51	\$91,858	\$90,500
INDIAN LAKES TH	797	797	-5.03	\$124,189	\$123,300
INDIAN LKS COBBLESTONE PTS W	150	150	-12.7	\$116,210	\$115,200
INDIAN POINTE @ ROSE GLEN	55	55	-1.17	\$325,080	\$315,300
INDIAN RIVER RD	27	17	3.001	\$183,965	\$170,100
KEMPS & CNTVLE ARTERY	28	23	16.67	\$192,275	\$166,100
KEMPSVILLE CROSSING	59	59	1.285	\$256,578	\$255,200
KEMPSVILLE PLANTATION	66	66	4.225	\$316,342	\$318,450
LAKE CHRISTOPHER	363	363	0.426	\$255,333	\$245,400
LEVEL GREEN OWL CT	24	24	-0.51	\$101,500	\$99,500
LEVEL GREEN SITE 1 & 2 SF	282	282	-0.29	\$201,390	\$203,000
LEVEL GREEN SITE 3 SF	111	111	6.283	\$202,766	\$202,300
LEVEL GREEN TH	326	326	15.7	\$130,724	\$129,100
LEVEL GREEN TH PINWOOD VILLAG	98	98	4.066	\$119,439	\$115,150
LEVEL GREEN TH THE VILLAGES	149	149	1.360	\$119,685	\$118,100
LEVEL GREEN VILLAGES SEMI DET	62	62	-2.98	\$137,200	\$134,000
ORCHARD AT GLENWOOD/CHES.HOMES	95	95	-1.28	\$322,575	\$318,800
RIVERLAKE	42	42	0.881	\$287,488	\$285,950
ROCK CREEK	810	810	4.686	\$217,440	\$218,200
ROSEMONT FOREST	1136	1136	3.983	\$199,433	\$197,700
ROSEMONT FOREST HIDDEN COVE	100	100	-23.2	\$99,769	\$99,500
ROSEMONT FOREST HUNTERS SQUARE	78	78	-3.93	\$127,605	\$129,100
ROSEMONT FOREST SEMI DET	452	452	-2.32	\$158,601	\$157,950

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

CENTERVILLE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
ROSEMONT FOREST TOWNHOUSES	348	348	-2.05	\$117,315	\$115,900
ROSEMONT FST HORIZON/WEBSTER	131	131	-4.74	\$107,877	\$106,500
SALEM CT CONDOS	28	28	-1.89	\$84,961	\$83,200
SALEM LAKES	892	892	1.862	\$210,890	\$210,100
SALEM LAKES TH	244	244	6.036	\$134,278	\$132,450
SALEM VILLAGES	316	316	6.58	\$184,433	\$183,300
SOUTHAMPTON & SEASONS AT SALEM	110	110	3.242	\$220,037	\$211,800
SUNSTREAM PARK SEMI DET	211	211	0.511	\$167,227	\$164,300
SUNSTREAM PARK SF	102	102	0.014	\$187,691	\$186,000
TALLWOOD MANOR	10	10	4.39	\$359,310	\$356,700
TARLETON OAKS THE GABLES	146	146	3.467	\$213,724	\$213,300
TARLETON OAKS THE RESERVES	148	148	-6.88	\$151,532	\$150,600
WOOD BRIDGE POINTE	407	407	-2.08	\$315,532	\$315,000
WOOD BRIDGE POINTE TOWNHOMES	182	182	0.065	\$210,041	\$208,900
WOODBIDGE POINTE PHASE IV	219	219	2.57	\$364,180	\$363,100
WOODHAVEN	45	45	7.778	\$177,298	\$167,900
WYNDAMERE	197	197	-1.5	\$229,311	\$230,500

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
ACREDALE	293	291	0.926	\$211,878	\$204,200
AMHURST	59	59	-2.50	\$171,192	\$166,800
AMHURST TOWNHOUSES	154	154	-1.08	\$97,190	\$97,100
ARROWHEAD	747	747	-2.51	\$213,035	\$201,000
ARROWHEAD TOWNHOUSES	164	164	-1.63	\$127,130	\$124,100
AVALON	245	234	3.620	\$253,185	\$238,100
AVALON HILLS	119	119	-3.8	\$211,774	\$207,100
AVALON WOODS OF AVALON	188	188	1.812	\$243,353	\$247,100
BALLYLINN SHORES	191	190	3.727	\$257,760	\$208,400
BAYSIDE PLACE/ESTATES	55	51	2.808	\$235,465	\$246,800
BELLAMY ESTATES	14	14	4.111	\$335,200	\$337,550
BELLAMY MANOR EAST	35	35	-3.26	\$331,354	\$323,700
BELLAMY MANOR ESTATES	389	388	-0.43	\$313,031	\$311,800
BELLAMY MANOR ESTATES SEC 5	97	97	4.892	\$350,229	\$348,900
BELLAMY MANOR SEC B1	41	40	-0.11	\$283,117	\$293,600
BELLAMY MANOR SEC C	244	242	0.949	\$270,870	\$262,700
BELLAMY MANOR-N	156	155	-4.44	\$227,529	\$228,000
BELLAMY WOODS	313	313	-1.73	\$384,082	\$378,500
BIRNAM WOODS/MEADOWS	113	113	-3.18	\$237,837	\$238,500
BONNEY'S QUAY	57	57	10.92	\$200,895	\$183,400
BOULEVARD MANOR	61	61	5.641	\$175,170	\$148,300
BRANDON	179	179	5.05	\$254,047	\$254,300
BRANDON SEMI-D	624	624	6.384	\$169,785	\$170,500
BRENNEMAN FARM CONDO	148	148	-0.68	\$140,793	\$139,500
BROOKEFIELD CROSSING	42	42	8.433	\$304,669	\$303,450
BROOKSIDE CONDOMINIUM	184	184	-7.66	\$61,223	\$61,900
CAMPUS EAST TOWNHOMES	773	773	6.438	\$114,416	\$116,300
CAROLANNE FARM/POINT	652	650	2.015	\$217,782	\$211,000

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
CAROLYNNE GARDENS	20	20	3.044	\$220,340	\$217,450
CARRIAGE MILL SF	17	17	5.925	\$222,412	\$217,900
CARRIAGE MILL TH	121	121	11.51	\$205,560	\$216,000
CEDAR HILL	256	256	11.59	\$231,130	\$228,800
CHARTER LAKES CONDOS	28	28	-0.47	\$146,121	\$149,300
CHARTER LAKES TOWNHOUSES	79	79	0.543	\$154,824	\$158,400
CHATHAM HALL CHATMOSS	109	109	0.606	\$250,196	\$248,500
CHATHAM HALL PHASE 4-5-6	334	334	1.933	\$203,851	\$200,900
CHATHAM HALL SUTTON PLACE	40	40	-1.68	\$262,818	\$259,150
CHATHAM LANDING	11	11	2.149	\$314,164	\$315,200
DIAMOND SPRINGS CONDO	84	84	3.673	\$67,136	\$67,100
DRIFT TIDE CONDOMINIUM	170	170	-6.1	\$75,287	\$73,000
DUNBARTON	228	228	-2.57	\$253,730	\$250,400
ELIZABETH RIVER SHORES	110	108	-1.50	\$214,796	\$196,600
ENGLYSHE AVALON	23	23	7.429	\$412,443	\$394,400
FAIR MEADOWS	163	154	1.277	\$197,971	\$190,450
FAIRFIELD	765	765	-1.51	\$307,982	\$304,300
FAIRFIELD FOREST/SHRS	141	141	-4.65	\$352,682	\$346,000
FAIRFIELD GDNS CONDO	156	156	4.02	\$144,453	\$143,200
FAIRFIELD MILL	46	46	0.231	\$186,711	\$187,100
FAIRWAYS	55	55	-4.86	\$189,404	\$190,100
FOX RUN	274	274	-3.19	\$250,154	\$247,450
GABLES AT BELLAMY	95	95	-2.88	\$176,844	\$177,400
GRAND LAKE	145	145	0.565	\$108,959	\$112,400
GRAYSON POND	79	79	-2.35	\$188,592	\$201,100
HAVEN ESTATES	93	93	-0.72	\$180,337	\$176,700
HAVEN HEIGHTS	103	102	1.550	\$234,759	\$230,700
HESTER PROPERTY	28	28	1.577	\$186,336	\$185,400

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
HOMESTEAD	216	215	2.587	\$250,035	\$242,650
HOMESTEAD JAMESTOWNE	14	14	3.271	\$222,607	\$224,850
HUNT CLUB CONDOMINIUM	24	24	-10.7	\$127,213	\$126,600
HUNTINGTON	381	380	2.955	\$219,582	\$215,800
HUNTS POINTE	55	55	-0.71	\$404,320	\$411,200
INDIAN LAKES SF (1)	550	550	2.226	\$223,281	\$222,800
INDIAN LAKES SF (2)	1004	1004	-0.25	\$183,479	\$184,000
INDIAN RIVER	129	129	-3.75	\$152,582	\$148,100
JAMESTOWNE	204	204	4.123	\$137,905	\$136,800
JAMESTOWNE/STONEBROOK	159	159	9.371	\$129,486	\$132,000
JONATHANS COVE	30	28	5.255	\$356,383	\$357,550
KEMPSHIRE MANOR	104	104	2.744	\$140,572	\$138,000
KEMPSVILLE AREA	25	21	18.88	\$203,204	\$219,100
KEMPSVILLE COLONY	179	178	2.970	\$226,067	\$229,000
KEMPSVILLE GARDENS	35	34	3.288	\$205,294	\$205,800
KEMPSVILLE GREENS 4ST-CONDOS	48	48	2.404	\$151,690	\$149,800
KEMPSVILLE GREENS THE GABLES	197	197	8.494	\$167,982	\$168,700
KEMPSVILLE GREENS TOWNHOUSES	148	148	-5	\$249,908	\$243,100
KEMPSVILLE HEIGHTS	164	162	1.444	\$239,349	\$227,550
KEMPSVILLE MANOR	51	50	-7.50	\$191,200	\$184,800
KEMPSVILLE PARKWAY	13	3	-0.08	\$283,067	\$211,500
LAKE CYPRESS CONDO	132	132	4.242	\$129,970	\$132,900
LAKE EDWARD	776	776	3.557	\$97,283	\$95,500
LAKE JAMES	274	274	1.185	\$308,664	\$300,950
LAKEVILLE ESTATES	197	197	-0.19	\$204,935	\$202,100
LARK DOWNS	170	170	4.860	\$221,052	\$216,650
LARKSPUR	542	538	0.845	\$294,011	\$295,400
LARKSPUR FARMS	43	43	1.976	\$369,900	\$366,000

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
LARKSPUR GREENS BOYD/WDBRIDGE	78	78	3.423	\$165,758	\$164,800
LARKSPUR GREENS SF	248	248	3.609	\$236,940	\$235,150
LARKSPUR MEADOWS	195	195	2.958	\$320,283	\$316,300
LAWSON FOREST	124	123	-4.18	\$219,701	\$214,650
LAWSON HALL CONDOS	20	20	8.697	\$238,900	\$238,900
LE COVE	100	94	-0.44	\$319,130	\$308,700
LYNBROOK LANDING	412	412	-0.77	\$101,617	\$103,100
LYNBROOK LANDING SF	187	187	2.394	\$180,087	\$176,500
MACDONALD PARK	66	64	-2.66	\$164,118	\$159,650
NEWLIGHT	185	164	-4.46	\$208,163	\$193,200
NEWLIGHT DUPLEXES	29	29	-4.89	\$174,866	\$186,500
NEWLIGHT FOXGLENN/SAGINAW	46	46	6.573	\$289,578	\$287,900
NEWLIGHT LAKE ARCHWAY	67	67	5.824	\$329,355	\$324,300
NEWLIGHT/THOMPKINS ESTATES	17	17	-0.3	\$334,612	\$335,000
NEWPOINTE CONDO	424	424	9.519	\$51,083	\$50,100
NEWSOME FARM	175	145	-0.85	\$218,861	\$202,200
NEWSOME FARM/DIAMOND COMMONS	45	45	-4.55	\$195,882	\$195,700
OAKENGATE	21	21	0.770	\$282,133	\$290,400
PARLIAMENT VILLAGE	252	252	0.444	\$129,984	\$130,100
POINT O VIEW	229	228	5.695	\$259,116	\$245,400
POWHATAN HEIGHTS	98	98	5.426	\$193,788	\$182,200
PROVIDENCE LANDING	32	32	-3.34	\$237,516	\$235,350
PROVIDENCE POINTE	76	75	3.208	\$122,972	\$129,300
QUEEN CITY	48	33	-0.69	\$89,693	\$58,400
RIDGLEA	122	122	5.589	\$237,391	\$234,950
RIVERANNE	36	36	1.538	\$132,617	\$132,450
RIVERTON	184	184	2.947	\$236,039	\$229,450
SAJO FARMS	263	263	1.365	\$388,733	\$379,500

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
SHAMROCK GARDEN	16	16	9.491	\$245,944	\$243,750
SHANNON	35	35	1.271	\$227,000	\$228,500
SHERRY PARK	170	170	1.905	\$180,301	\$171,650
SOLARTOWNE	63	63	-15.2	\$102,224	\$102,900
STRATFORD CHASE/GREENS	443	443	4.565	\$293,780	\$288,300
TAYLORS WALKER	28	28	6.021	\$189,164	\$189,300
WEAVERVILLE/PR ANNE RD	42	38	-4.11	\$234,252	\$217,450
WEBLIN PLACE	122	122	24.42	\$121,257	\$119,500
WEBLIN POINTE	118	118	3.249	\$93,881	\$95,650
WESLEYAN CHASE	359	359	3.711	\$242,521	\$240,600
WESLEYAN CHASE TH RG MOORE	170	170	-5.49	\$119,412	\$120,300
WESLEYAN CHASE TH URBAN CONCEP	49	49	5.901	\$159,214	\$159,000
WESLEYAN PINES	162	162	0.732	\$289,455	\$288,900
WESLEYAN PINES VA TECH CT	13	13	-1.92	\$438,708	\$419,200
WESTVIEW VLG / KNOB HILL	171	171	-0.11	\$180,102	\$172,500
WHITEHURST GROVE/WOODS	241	241	-0.39	\$224,185	\$226,400
WHITEHURST MANOR	16	16	5.736	\$276,394	\$280,450
WILLOW POND	19	19	1.26	\$260,632	\$256,500
WITCHDUCK LAKE CONDOS	196	196	2.224	\$239,094	\$244,900
WOOD FARM	143	143	6.277	\$197,494	\$194,200
WOODRIDGE	127	127	-1.42	\$229,994	\$228,000
WOODSTOCK	254	252	-1.77	\$251,589	\$239,500
WOODSTOCK POINT CONDO	15	15	6.146	\$377,673	\$381,100

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
ALANTON	448	446	5.692	\$659,060	\$460,550
ALANTON LINKHORN SHORES	70	69	2.105	\$1,552,250	\$1,382,400
ARBORS AT CAPE HENRY	95	95	5.590	\$383,337	\$380,800
BAY COLONY	665	644	3.549	\$626,319	\$582,350
BAY COLONY WATERFRONT	177	170	-4.75	\$1,508,238	\$1,372,000
BAY ISLAND	207	204	2.163	\$713,243	\$643,600
BAYCLIFF	209	209	3.334	\$479,104	\$467,100
BAYCLIFF WATERFRONT	68	68	3.296	\$836,282	\$720,550
BAYFRNT/BAYSIDE BAYS EDGE	26	26	2.967	\$357,623	\$325,350
BAYFRONT/BAYSIDE CONDO DUNES	11	11	-2.61	\$361,836	\$334,100
BAYFRONT/BAYSIDE CONDO MOORING	13	13	6.773	\$288,715	\$245,200
BELLHAVEN/SOUTHERN TER	104	104	1.742	\$184,020	\$174,500
BFRNT/BAYSIDE CASA DEL PLAYA	30	30	5.186	\$359,800	\$394,400
BFRNT/BAYSIDE OSPREY VILLAS	12	12	-1.66	\$463,492	\$371,100
BIRCHWOOD BIRCHWOOD GARDENS	601	601	-1.22	\$214,915	\$209,800
BIRCHWOOD BIRCHWOOD SOUTH	119	119	11.01	\$235,044	\$233,600
BIRDNECK POINT	174	171	11.63	\$1,189,067	\$1,035,600
BIRDNECK POINT-OFF WATER	83	80	8.749	\$592,829	\$570,000
BISHOPSGATE	113	111	2.78	\$624,386	\$581,800
BRAY ROAD	111	110	3.632	\$499,103	\$451,400
BRIDGETTS LANDING	18	18	2.603	\$340,683	\$324,850
BRIGHTON ON THE BAY	132	130	19.24	\$642,296	\$572,100
BROAD BAY COLONY	205	204	4.545	\$531,367	\$506,700
BROAD BAY ESTATES	130	130	-2.13	\$511,657	\$501,950
BROAD BAY POINT GREENS	230	228	-1.30	\$561,677	\$556,900
BROAD BAY PT GRNS WATERFRONT	61	61	2.912	\$1,270,452	\$1,262,100
BYFRNT/BAYS POSEIDON BCH	12	7	2.190	\$1,042,100	\$1,138,300
BYFRNT/BAYSIDE BEACH CASTLE	10	10	5.332	\$350,060	\$302,900

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
CAMDEN 1ST COL ESTATES	52	52	3.26	\$247,950	\$245,900
CAPE HENRY SHORES	187	187	3.094	\$521,898	\$524,300
CAPE HENRY TOWERS	199	199	0	\$188,499	\$187,900
CAPE HENRY VILLAS CONDO	78	78	1.554	\$144,323	\$144,000
CAPE STORY BY THE SEA	492	469	3.065	\$437,025	\$397,700
CAPE STORY BY THE SEA CONDO	66	66	2.764	\$459,859	\$410,750
CAPE STORY/LYNN COLONY DUPLEX	86	85	3.159	\$438,724	\$359,900
CHANCELLOR WALK	116	116	2.639	\$259,776	\$260,800
CHELSEA	104	104	3.153	\$577,467	\$538,000
CHESAPEAKE BAY SHORES	52	52	6.514	\$501,813	\$427,850
CHESHIRE	92	92	6.664	\$186,826	\$185,300
COLONIAL OAKS	168	168	-1.45	\$356,432	\$350,250
COLUMBUS STATION CONDO	384	384	0.687	\$129,354	\$128,200
COVE POINT CONDOMINIUM	64	64	18.88	\$449,705	\$446,400
EASTERN PARK	256	256	-1.64	\$183,242	\$163,450
EASTERN PARK KINGS GRANT COVE	10	10	0.972	\$406,210	\$406,800
GLOUCESTER VILLAGE	75	74	1.249	\$298,951	\$291,300
GODFREY LANE	13	9	2.094	\$968,789	\$966,100
GREAT NECK ESTATES	236	236	-3.44	\$339,708	\$319,050
GREAT NECK FARM	173	173	4.026	\$326,382	\$324,000
GREAT NECK LANDING	132	132	0.288	\$115,120	\$115,400
GREAT NECK MANOR	60	60	6.903	\$237,383	\$200,400
GREAT NECK MEADOWS/FOREST PARK	399	399	1.63	\$356,062	\$353,800
GREAT NECK PINES/MICHAELS GLEN	42	42	1.64	\$478,400	\$477,450
GREAT NECK POINT	72	66	0.849	\$691,699	\$679,950
GREAT NECK POINT COVE FRONT	106	95	1.557	\$953,092	\$850,850
GREAT NECK POINT RIVER FRONT	27	25	8.213	\$1,619,470	\$1,596,100
GREAT NECK PT/LONG CRK WF	33	33	0.658	\$1,087,224	\$990,700

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
GREAT NECK TOWNHOMES	29	29	26.18	\$200,331	\$200,600
GREAT NECK VILLAS	136	136	1.773	\$204,134	\$209,400
GREEN HILL BY THE BAY	28	28	-1.49	\$724,582	\$650,950
GREEN HILL FARM	55	55	3.267	\$637,389	\$525,800
GROVELAND PARK	183	183	-0.07	\$227,590	\$220,300
HARBOUR GATE	120	120	-8.03	\$220,633	\$221,150
KINGS GRANT LDNG SOUTH	109	109	-6.74	\$192,381	\$194,700
KINGS GRANT ROYAL GRANT	124	122	-1.49	\$669,365	\$617,250
KINGS GRANT SEC 1-2-3	277	276	0.051	\$287,341	\$283,500
KINGS GRANT SEC 4-5	496	493	1.146	\$337,642	\$321,950
KINGS GRANT SEC 6-10	395	395	-3.06	\$372,920	\$359,400
KINGS GRANT SEC-11	110	108	-2.65	\$442,861	\$395,500
KINGS POINT	136	136	6.057	\$266,700	\$268,000
KINGS POINT EAST	179	179	-1.94	\$267,996	\$259,100
KINGS TOWNE	54	54	2.245	\$179,446	\$181,350
LAUREL COVE	309	309	0.937	\$354,037	\$342,500
LAUREL COVE EAST	22	22	1.047	\$348,364	\$346,450
LAUREL MANOR	154	154	1.612	\$200,605	\$191,450
LESNER COVE CONDO	24	24	0	\$426,658	\$447,500
LESNER POINTE CONDO LESNER PT	138	138	-1.69	\$358,349	\$308,700
LINKHORN BAY CONDO	96	96	-4.99	\$272,460	\$256,900
LINKHORN COVE	83	82	1.990	\$568,980	\$519,800
LINKHORN ESTATES	173	172	7.552	\$392,069	\$370,300
LINKHORN ESTATES CANNON/DOGWD/	79	79	6.924	\$383,895	\$378,700
LINKHORN ESTATES WATERFRONT	37	35	7.212	\$959,508	\$975,700
LINKHORN OAKS	33	26	10.46	\$604,967	\$656,100
LINKHORN OAKS WATERFRONT	13	10	10.99	\$1,595,777	\$1,451,200
LINKHRN/CANON/DOGWD WATERFRONT	23	21	2.853	\$1,032,970	\$932,900

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
LINLIER	24	24	9.274	\$416,875	\$389,050
LINLIER WATERFRONT	55	54	-7.58	\$905,393	\$869,800
LITTLE NECK	338	329	-0.30	\$477,652	\$453,250
LITTLE NECK CROSSING	26	26	-2.30	\$259,935	\$260,800
LITTLE NECK KFLNSHP	38	36	1.268	\$700,261	\$710,400
LITTLE NECK REDWOOD/H BREEZE	82	82	3.218	\$480,796	\$465,150
LITTLE NECK SEABREEZE FARMS	62	62	1.833	\$626,708	\$587,900
LITTLE NECK VILLAGE	74	70	-4.33	\$231,135	\$223,350
LITTLE NECK WATERFRONT	320	297	-2.65	\$739,684	\$611,300
LITTLE NECK WDS AT LITTLE NCK	22	20	5.106	\$708,305	\$688,800
LITTLE NECK/KFLNSHP WF	60	56	-7.51	\$1,055,727	\$973,100
LITTLE NECK/RDWOOD/HBREEZE WF	23	22	3.452	\$787,270	\$747,100
LITTLE NECK/SEABREEZE FARMS WF	39	36	4.246	\$1,034,685	\$875,000
LONG CREEK COVE CONDO	87	87	2.581	\$351,067	\$362,300
LYNNHAVEN BEACH CONDO	108	108	4.553	\$273,954	\$271,000
LYNNHAVEN COLONY	323	322	9.423	\$413,355	\$385,900
LYNNHAVEN DUNES	72	70	3.318	\$401,588	\$391,900
MAI-KAI CONDOMINIUM	34	34	-0.05	\$206,118	\$206,000
MALIBU	427	427	-0.94	\$187,579	\$181,600
MALIBU KINGS FOREST	315	315	2.847	\$283,552	\$266,700
MARINERS MARK CONDO	92	92	0	\$512,013	\$466,500
MEADOWRIDGE	59	59	-0.97	\$828,268	\$611,000
MIDDLE PLANTATION	319	317	-3.05	\$552,614	\$523,700
MIDDLE PLANTATION PHASE 6	136	136	-0.05	\$715,378	\$636,350
MILL CREEK CONDOMINIUM	56	56	-0.08	\$256,807	\$252,500
MILL DAM FOREST	28	28	7.892	\$620,175	\$620,200
MILL DAM POINTE	18	18	0.701	\$586,289	\$564,600
NORTH VA BEACH	2238	2159	4.349	\$770,521	\$621,650

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
NORTH VIRGINIA BEACH CO-OP	12	12	0.327	\$498,008	\$496,800
NORTH VIRGINIA BEACH CRYSTAL A	270	255	5.928	\$626,910	\$552,300
NORTH VIRGINIA BEACH PIRATES H	18	17	4.123	\$649,672	\$626,150
OCEAN SHORE CONDOS	63	63	-4.33	\$551,152	\$571,800
OLD DONATION WOODS	20	20	2.525	\$311,695	\$306,850
OLD MILL DAM RD	89	80	-0.52	\$388,361	\$401,300
PAGE AV-SHORE DR BAY BEACH	18	18	1.989	\$322,167	\$322,500
PAGE AV-SHORE DR CONDO DUPLEX	13	13	2.012	\$494,577	\$480,000
PAGE AV-SHORE DR/N SHORE CONDO	24	24	4.431	\$281,325	\$281,850
PEMBROKE STATION CONDO	90	90	-5.41	\$109,000	\$113,000
PEPPER TREE A CONDO	144	144	29.11	\$86,681	\$95,800
PG AV-SHORE DR BAY BREZ VILLAS	36	36	-9.58	\$177,361	\$176,900
PG AV-SHORE DR CONDO BREAKER	57	57	-1.16	\$202,935	\$198,500
PG AV-SHORE DR CONDO OYSTER	11	11	-1.34	\$217,673	\$191,500
PG AV-SHORE DR CONDO PAGE AV	16	16	-3.79	\$166,769	\$164,500
PG AV-SHORE DR CONDO PG SHORES	12	12	4.696	\$95,683	\$95,900
PG AV-SHORE DR GREAT NCK BCH	21	21	-0.45	\$140,743	\$140,800
PG AV-SHORE DR HARBOR	23	23	2.996	\$301,317	\$305,500
PG AV-SHORE DR LYNNSHORE	24	24	-1.19	\$161,167	\$160,600
PG AV-SHORE DR SAND SPUR	14	14	-0.85	\$312,229	\$309,400
PG AV-SHORE DR SEA SHELL	12	12	2.214	\$230,883	\$230,850
PG AV-SHORE DR SEASHORE	18	18	6.928	\$161,028	\$155,200
PG AV-SHORE DR SHORELINE	12	12	-0.42	\$191,700	\$191,700
PG AV-SHORE DR VINEYARD	36	36	0.03	\$289,819	\$281,800
PG AV-SHORE DR WALDON	48	48	4.803	\$246,394	\$238,000
PRINCESS ANNE HILLS	138	137	9.392	\$837,407	\$854,600
RESERVE	118	118	3.053	\$705,486	\$692,700
RIVER & SHOREHAVEN RDS	42	38	6.44	\$530,781	\$504,700

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
ROYAL COURT CONDO	58	58	1.804	\$349,450	\$335,400
RVR AND N SHOREHVN WATERFRONT	128	120	13.80	\$948,765	\$842,700
SEAGATE COLONY I	152	152	4.001	\$262,496	\$279,000
SHANNON KNOLL	18	18	17.74	\$320,500	\$323,850
SHIPS WATCH CONDO	44	44	0.506	\$470,368	\$386,450
SHORE DR S LESNER VILLAS	60	60	-3.61	\$215,687	\$208,900
SHORE DR S LYNN LANDING	30	30	1.641	\$200,930	\$201,400
SHORE DR S SHOREHAVEN	48	48	0.124	\$163,754	\$162,600
SHORE DR SOUTH CONDO LYNNHAVEN	40	40	-0.89	\$151,160	\$162,200
SHORE DR SOUTH CONDO VISTA CIR	32	32	5.632	\$171,547	\$168,500
SHORE DR SOUTH CONDO VISTA PT	21	21	-3.03	\$207,638	\$196,300
SHORE DR SOUTH INLET COLONY	63	63	0.945	\$148,559	\$148,000
SHORE DR SOUTH INLET SHORES	16	16	7.617	\$271,263	\$270,100
SOUTHALL QUARTER	174	174	-3.62	\$242,326	\$244,800
SOUTHERN POINTS	286	286	0.851	\$370,831	\$356,950
SOUTHERN POINTS NORTH	18	18	6.802	\$371,944	\$376,150
SWAIN HILL CONDOS	12	12	-8.36	\$199,967	\$199,300
SYLVAN LAKE	53	52	-1.47	\$394,774	\$393,000
SYLVAN LAKE SLEEPY HOL-SANDEE	16	16	-2.06	\$310,931	\$305,600
THALIA	234	231	2.335	\$301,974	\$295,800
THALIA FOREST	29	29	3.738	\$336,279	\$329,900
THALIA MANOR	345	342	-4.07	\$226,936	\$222,100
THALIA STATION CONDO	197	197	-3.72	\$92,196	\$90,500
THALIA VILLAGE	281	262	3.150	\$241,241	\$231,800
THALIA VILLAGE CONDOS	37	37	-0.76	\$175,951	\$190,300
THALIA VILLAGE DUPLEX	72	72	2.491	\$208,331	\$215,300
THALIA VILLAGE TH	403	403	1.141	\$109,441	\$104,300
THALIA WATERFRONT	198	192	3.620	\$505,599	\$456,650

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
THALIA WAYSIDE TOWNHMS	354	354	-0.09	\$168,347	\$166,200
THE LANDINGS	78	78	4.002	\$385,085	\$312,700
THE LANE AT WILDWOOD	20	20	13.94	\$301,715	\$301,650
TRANT BERKSHIRE AREA	372	363	0.952	\$621,045	\$546,800
WELLINGTON WOODS	254	254	0.852	\$308,663	\$307,200
WILDWOOD SQUARE	76	76	4.36	\$189,896	\$185,150
WIMBLEDON ON THE BAY	79	79	1.549	\$738,468	\$648,200
WIND ROSE TOWNHOUSES	18	18	0.977	\$362,222	\$365,400
WOLFSNARE ACRES	94	91	3.880	\$280,546	\$267,300
WOLFSNARE PLANTATION	206	206	4.459	\$337,665	\$320,850
WOODHURST	82	82	-4.88	\$249,235	\$243,600

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
ASHVILLE PARK/RANIER VILLAGE	90	52	0.47	\$413,712	\$411,150
ASHVILLE PARK/WILSHIRE VLG	135	115	7.608	\$596,649	\$567,100
ATLANTIC SHORES MID-RISE APT	565	559	5.004	\$99,668	\$97,700
BELLWOOD ESTATES	183	181	-1.9	\$331,217	\$332,900
BERNARD FARM	45	43	6.533	\$350,064	\$360,100
BLACKWATER	428	350	1.604	\$305,975	\$284,700
BLACKWATER LAND USE	202	83	4.028	\$337,369	\$292,700
BLACKWATER MANSFIELD FARM	24	17	0.007	\$643,800	\$622,300
BROWNINGSTONE	108	108	4.79	\$245,125	\$249,400
BUYRN FARM NO./SHELBURNE WDS	99	99	3.786	\$267,048	\$268,300
CARROLLTON EST/MIHO EST	25	23	0.779	\$322,004	\$327,400
CASTLETON BUCKNGHM CHARTWLL	174	174	3.836	\$400,285	\$398,400
CHELSEA PLACE	29	29	-0.84	\$308,924	\$305,700
CHRISTOPHER FARMS	300	300	2.056	\$392,247	\$392,300
COURT HOUSE FOREST	74	74	11.15	\$250,804	\$245,900
COURT HOUSE FOREST N	22	22	3.974	\$279,609	\$282,800
COURTHOUSE ESTATES AUGUSTA	77	77	-0.57	\$370,103	\$370,500
COURTHOUSE ESTATES Multi Neigh	1080	1080	0.781	\$315,634	\$313,150
COURTHOUSE WOODS CONDO	155	155	2.779	\$238,059	\$238,800
CRESCENT CONDOS	138	138	3.347	\$210,522	\$202,700
CROMWELL PARK	132	132	5.18	\$225,533	\$225,400
CULVER ACRES	28	28	-4.25	\$232,943	\$228,650
CULVER WOODS	11	11	18.6	\$259,155	\$261,400
DAM NECK ESTATES	305	305	2.332	\$209,362	\$204,700
DAM NECK ESTATES TOWNHOUSES	67	67	-2.42	\$139,172	\$142,400
DEWBERRY FARM	50	50	2.380	\$377,676	\$371,850
EAGLES NEST	71	42	-0.65	\$570,664	\$552,550
FARMERS COURT	12	12	1.405	\$226,700	\$224,250

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
FIELDSTONE GLEN	82	82	-2.39	\$250,595	\$246,150
FOXFIRE	318	318	2.898	\$307,761	\$305,850
FOXFIRE DOWNS	312	312	4.302	\$208,819	\$210,000
GREENWOOD	52	52	22.84	\$374,956	\$374,650
GUN HALL TOWNHOMES	18	18	0.104	\$213,533	\$212,500
GUNN HALL CONDO	44	44	7.862	\$196,105	\$183,300
GUNN HALL MANOR	23	19	-0.81	\$199,561	\$167,300
HERITAGE PARK	256	256	0.454	\$574,893	\$565,750
HERON RIDGE ESTATES/OAK BREEZE	125	124	0.920	\$614,487	\$611,100
HIDDEN OAKS	47	46	2.420	\$322,855	\$329,600
HIGHCOURT	39	37	1.104	\$477,823	\$497,100
HIGHGATE GREENS/CROSSING	214	206	-2.82	\$437,258	\$434,600
HIGHLAND ACRES	23	21	0.463	\$461,430	\$464,600
HIGHLAND MEADOWS	24	24	-9.12	\$322,971	\$317,750
HIGHLAND PARISH	99	83	0.342	\$429,630	\$433,000
HILLCREST FARMS	315	315	7.282	\$333,622	\$336,200
HILLCREST LANDING	48	48	-0.16	\$379,988	\$376,550
HOLLAND OAKS	92	92	0.810	\$285,672	\$285,600
HOLLAND PINES / HOL PINES WEST	269	269	8.458	\$314,179	\$313,700
HOLLAND WOODS	82	82	-1.60	\$257,529	\$263,550
HUNT CLUB FOREST and WEST	403	403	6.862	\$295,369	\$296,000
HUNTERS RUN	73	73	5.257	\$233,997	\$226,000
INDIAN RIVER FARMS	113	113	3.21	\$351,208	\$352,200
INDIAN RIVER PLANT	232	224	7.576	\$628,591	\$588,450
INDIAN RIVER WOODS	22	22	5.297	\$448,595	\$444,300
KEMPSVILLE	138	106	0.817	\$266,599	\$227,050
KEMPSVILLE LAND USE	10	6	0.068	\$1,479,960	\$1,212,900
LAGOMAR	633	628	4.092	\$462,892	\$443,500

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
LAGOMAR SECTION 7	282	261	9.683	\$612,916	\$596,100
LANDSTOWN LAKES TH	78	78	-1.65	\$156,532	\$152,400
LANDSTOWN LAKES/COURT	370	370	1.327	\$246,349	\$241,050
LANDSTOWN MEADOWS	533	533	5.414	\$255,071	\$258,100
LITCHFIELD MANOR	70	70	6.519	\$434,540	\$441,900
LOTUS CREEK ONE CONDO	45	45	-0.34	\$405,820	\$408,800
MALBON ACRES	52	52	16.66	\$281,944	\$285,400
MATTHEWS GREEN	48	35	8.645	\$511,833	\$584,150
MAYBERRY	38	38	3.358	\$457,332	\$447,200
MIDDLE OAKS PLANT_CASON FARM	155	155	4.108	\$258,650	\$256,500
MORGANS WALKE	23	23	11.34	\$440,387	\$442,900
NEW CASTLE	186	186	6.769	\$300,568	\$291,000
OCEAN LAKES	1472	1472	0.027	\$227,660	\$223,700
OCEAN LAKES BERKSHIRE	64	64	6.107	\$233,050	\$230,500
OCEAN LAKES CONDO	168	168	5.68	\$107,665	\$111,900
OCEAN LAKES EAST	135	135	1.654	\$273,402	\$270,700
OCEAN LAKES NORTH	231	231	4.799	\$268,750	\$273,800
OCEAN LAKES TH	648	648	4.113	\$170,478	\$171,800
OCEAN LAKES WATERS EDGE	69	69	3.747	\$268,949	\$270,100
OCEAN LAKES WEST	30	30	0.282	\$312,057	\$312,950
P.A. CROSSING_BURYN FARM	111	111	0.673	\$366,468	\$366,000
PARKSIDE GREEN	249	249	0.941	\$194,710	\$196,600
PINE HURST ESTATES	35	35	9.777	\$266,214	\$258,200
PINE MEADOWS	583	583	-3.86	\$264,731	\$259,700
PINE RIDGE	266	266	0.794	\$318,527	\$318,800
PRINCE GEORGE ESTATES	84	84	1.805	\$399,670	\$398,300
PRINCESS ANNE	1097	739	-0.35	\$299,566	\$257,700
PRINCESS ANNE LAND USE	129	59	0.013	\$332,812	\$270,500

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
PRINCESS ANNE QUARTER	75	75	12.55	\$495,547	\$487,500
PRINCESS ANNE WOODS	138	135	4.685	\$457,349	\$460,750
PUNGO	1544	1252	6.194	\$324,259	\$307,650
PUNGO LAND USE	486	199	2.796	\$348,139	\$315,800
PUNGO PUNGO FERRY LANDG	44	27	2.591	\$527,793	\$521,400
RED MILL FARM	508	507	-0.55	\$266,813	\$263,700
RED MILL FARM MEADOWS	32	32	8.247	\$324,813	\$323,250
RED MILL FARM NIMMO COURT	22	22	-3.74	\$398,136	\$395,950
RED MILL FARM SAWYER ESTATES	110	110	-0.88	\$365,887	\$369,050
RED MILL FARM SOUTH SHORE EST	227	227	7.864	\$456,327	\$452,000
RED MILL FARM WILLOW RIDGE	152	152	5.090	\$273,214	\$270,900
RED MILL FOREST	15	15	-1.08	\$337,667	\$342,200
RED MILL VILLAGE	128	128	-5.38	\$173,998	\$174,100
RED MILL/FOX CHASE	523	521	2.981	\$277,285	\$276,600
RED MILL/MIRASOL	19	17	4.869	\$401,937	\$432,500
RED MILL/SOUTH WOODS	197	197	-0.92	\$356,987	\$352,800
RIVER OAKS	145	145	1.087	\$418,729	\$418,500
ROLLINGWOOD	90	90	0.812	\$411,607	\$409,650
SALEM ACRE/MEADOWRIDGE	12	12	3.929	\$441,333	\$425,000
SANCTUARY FALSE CAPE	249	249	20.00	\$510,756	\$399,700
SANDBRIDGE	1158	1100	5.134	\$587,149	\$547,950
SANDBRIDGE DUNES	74	74	0	\$391,405	\$377,650
SANDBRIDGE OCEAN FRONT	237	225	3.875	\$1,110,851	\$1,003,000
SANDBRIDGE STATION	16	16	5.27	\$238,225	\$238,700
SCOTLAND STREET	10	10	2.708	\$260,950	\$255,750
SEABOARD ACRES/FOREST	29	29	8.286	\$520,348	\$496,400
SEASIDE AT SANDBRIDGE	12	12	3.037	\$241,758	\$238,900
SHERWOOD LAKES	60	60	-3.57	\$469,223	\$456,400

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
SHERWOOD LAKES CONDOS	121	121	2.02	\$390,102	\$385,600
SHERWOOD LAKES TH	53	53	-1.72	\$263,408	\$259,700
SOUTHGATE	368	368	-6.98	\$298,957	\$298,100
STRAWBRIDGE	282	282	-1.79	\$218,118	\$209,900
THREE OAKS	225	225	-14.7	\$365,200	\$362,300
UPTON ESTATES	302	302	1.747	\$240,021	\$231,350
VICTORIA PARK	64	62	-7.54	\$526,619	\$534,900
VILLAGE BEND	103	103	0.512	\$365,005	\$360,300
WELLINGTON AT DAM NECK	124	124	0.873	\$152,947	\$153,600
WEST NECK VILLAGE VILLAGE A	64	64	-3.21	\$355,444	\$356,700
WEST NECK VILLAGE VILLAGE C	66	66	7.671	\$304,035	\$306,100
WEST NECK VILLAGE VILLAGE D	54	54	-7.12	\$298,693	\$307,100
WEST NECK VILLAGE VILLAGE E	208	207	8.87	\$308,590	\$304,200
WEST NECK VILLAGE VILLAGE F	114	112	-1.10	\$326,114	\$331,450
WEST NECK VILLAGE VILLAGE G-1	23	22	-6.27	\$385,391	\$400,400
WOODS OF PINEY GROVE	104	101	-5.78	\$237,942	\$243,100
WORDSWORTH VILLAGE	300	300	14.53	\$249,228	\$260,700

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

ROSE HALL

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
BUCKNER FARMS	778	778	-0.61	\$281,720	\$281,250
CARDINAL ESTATES	254	210	0	\$104,590	\$103,350
CASTLETON BARK_MAYF_SOMERSET	124	124	-0.75	\$332,852	\$320,150
CASTLETON BRENT_KING_RAD	200	200	4.345	\$316,087	\$314,800
CASTLETON CAMDEN VILLAGE	167	167	-2.11	\$205,741	\$195,400
CASTLETON KESWICK VILLAGE	108	108	4.132	\$337,405	\$335,350
CHIMNEY HILL	826	826	-2.01	\$180,222	\$181,100
CHIMNEY HILL CONDO	137	137	1.305	\$106,590	\$104,600
CHIMNEY HILL TH	380	380	7.355	\$132,368	\$132,200
COLONY ACRES	17	14	-0.84	\$273,688	\$296,200
DAM NECK AREA	157	157	-2.08	\$297,710	\$300,600
GREEN RUN SF	2372	2372	2.700	\$191,806	\$187,900
HOLLAND FARMS	111	111	7.546	\$209,192	\$205,400
HOLLAND MEADOWS	140	140	-0.61	\$143,682	\$145,700
LAKE PLACID	578	578	7.828	\$233,850	\$232,850
LAKE PRINCESS ANNE	100	100	-2.26	\$70,264	\$70,100
LAKES	589	589	-1.97	\$161,503	\$159,200
LAKES TH	197	197	-6.64	\$111,742	\$110,200
LAMPLIGHT MANOR	131	131	4.856	\$201,603	\$200,800
LARKSPUR MEADOWS TH	334	334	4.351	\$157,456	\$155,400
LEXINGTON/BLUEGRASS PARK	165	165	-1.2	\$257,859	\$256,000
LEXINGTON/NICHOLS PARK	127	127	-4.16	\$254,605	\$242,500
LEXINGTON/WOODLAND PARK	125	125	4.457	\$215,454	\$213,700
MAGIC HOLLOW	501	501	7.524	\$158,577	\$157,300
MAGIC HOLLOW SEMI-D	143	143	0.799	\$120,085	\$124,500
MAGIC HOLLOW TOWNHOUSES	148	148	10.99	\$116,414	\$114,250
OAK SPRINGS	266	266	2.525	\$223,988	\$221,800
OAK SPRINGS TOWNHOUSES	277	277	0.087	\$129,569	\$127,200

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

ROSE HALL

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
PECAN GARDENS	350	345	6.016	\$167,808	\$163,900
PECAN GARDENS DUPLEX	22	22	17.82	\$156,123	\$134,100
PECAN GARDENS HEJDO TERRACE	80	80	-3.42	\$106,171	\$104,400
PECAN GARDENS SEMI-DET	96	96	2.959	\$132,866	\$132,400
PECAN GARDENS TH	48	48	-0.93	\$105,671	\$104,900
PECAN GARDENS TH-FLAT	133	133	-1.68	\$90,522	\$94,700
PRINCESS ANNE GARDENS	178	178	16.17	\$103,644	\$95,700
PRINCESS ANNE PLAZA KINGS ARMS	101	101	0.504	\$99,570	\$99,400
PRINCESS ANNE PLAZA TH/SEC 4	94	94	2.579	\$111,806	\$113,100
PRINCESS ANNE SQUARE	80	80	6.852	\$230,674	\$229,700
SALEM WOODS	1089	1089	2.284	\$289,198	\$293,100
SCARBOROUGH SQ-MULTI TH	125	125	1.049	\$121,476	\$120,600
SCARBOROUGH SQUARE	497	497	15.65	\$115,614	\$116,500
TAPO MOBILE HOME	67	37	0	\$31,792	\$26,700
TIMBERLAKE ASPEN	198	198	5.684	\$147,708	\$149,400
TIMBERLAKE CINMNRDG/MISTYMDW	106	106	7.076	\$171,760	\$166,500
TIMBERLAKE DOMINION	72	72	4.352	\$146,739	\$147,500
TIMBERLAKE GLEN WILLOW	99	99	1.597	\$176,791	\$173,800
TIMBERLAKE HOLLAND MEWS	32	32	-20.9	\$86,888	\$86,850
TIMBERLAKE HOLLY TREE	163	163	-3.4	\$122,118	\$121,400
TIMBERLAKE SEC 1-12	404	404	5.325	\$200,939	\$195,200
TIMBERLAKE SEC 8-9	55	55	-1.37	\$190,624	\$200,200
TIMBERLAKE THE COVE	23	23	-9.23	\$128,235	\$128,100
TIMBERLAKE WATERS	44	44	2.37	\$145,782	\$149,450
TIMBERLAKE WILLOW WOOD	156	156	6.881	\$159,754	\$160,350
TOWNE SQ DETACHED - PARK PLACE	199	199	-0.4	\$242,291	\$244,800
TOWNE SQUARE ATTACHED	284	284	-1.30	\$195,892	\$194,100
VILLAS AT BELLAMY CONDOS	120	120	-6.90	\$146,227	\$146,100

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2015/2016**

Date: 2/18/2015

ROSE HALL

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
WINDSOR FOREST	32	32	0.279	\$302,503	\$309,550
WINDSOR OAKS WEST	1034	1034	-1.24	\$208,506	\$205,500
WINDSOR OAKS WEST HALIFAX	212	212	10.27	\$172,192	\$171,400
WINDSOR OAKS WEST TOWNHOUSES	320	320	-10.9	\$114,430	\$112,200
WINDSOR WOODS	1528	1527	-1.39	\$203,010	\$198,900
WYND CREST CONDO	107	107	1.826	\$220,270	\$221,500