

Average Percent
of
Assessment Change
of
Residential Neighborhoods
by
District

Fiscal Year 2014-2015



City of Virginia Beach

VBgov.com

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

February 20, 2014

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 2014 to FY 2015. 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 2014/2015**

Date: 2/12/2014

BAYSIDE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
3556 SHORE DRIVE CONDO	34	34	7.949	\$452,324	\$403,450
ADKINS RESERVE/THE OAKS	59	59	-0.35	\$129,720	\$123,400
AERIES ON THE BAY SF	29	29	6.510	\$429,893	\$447,800
AERIES ON THE BAY TOWNHOUSES	211	211	4.922	\$291,410	\$291,300
AMPHIBIOUS MANOR	52	51	3.774	\$208,735	\$206,300
ARAGONA VILLAGE	3005	2989	0.143	\$165,893	\$164,800
BAYLAKE BEACH/PINES	336	331	2.885	\$468,813	\$379,100
BAYSIDE VILLAS	83	83	4.341	\$124,420	\$125,300
BAYVILLE COVE	18	18	1.412	\$322,289	\$313,200
BAYVILLE GARDENS/PARK	199	197	-10.2	\$197,821	\$191,600
BAYVISTA CONDOS	27	27	3.000	\$602,674	\$539,000
BONNEY/BAXTER ROAD	47	38	3.24	\$178,613	\$150,550
BRADFORD ACRES	43	42	0.937	\$211,833	\$208,300
BRADFORD PARK	42	41	-6.76	\$186,250	\$187,450
BRADFORD TERRACE	68	68	0.466	\$189,926	\$185,100
BROADMEADOWS CONDO	16	16	5.040	\$91,700	\$91,700
BURTON STATION	32	16	-1.8	\$99,300	\$99,700
CHARTER LAKES TOWNHOUSES	79	79	0.151	\$153,989	\$151,300
Ches Bch/Coastal Vw/Tranquility	32	32	12.53	\$280,397	\$273,200
Ches Bch/PH StnLndq/ChesBchE	67	67	11.83	\$125,985	\$126,700
CHESA HOUSE ON THE BAY	120	120	0	\$208,165	\$197,400
CHESAPEAKE BEACH	599	547	2.594	\$404,426	\$367,400
CHESAPEAKE BEACH ATTACHED	374	374	9.104	\$366,024	\$332,500
CHESAPEAKE BEACH BAY LAKE COND	50	50	0	\$192,612	\$193,400
CHESAPEAKE BEACH BAY QUARTER C	64	64	0	\$158,652	\$158,300

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

BAYSIDE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
CHESAPEAKE BEACH BAY WIND COND	15	15	6.762	\$162,513	\$161,300
CHESAPEAKE BEACH BAYSIDE CORP	18	18	2.345	\$177,489	\$175,300
CHESAPEAKE BEACH BEACH BAY CON	27	27	9.308	\$288,981	\$289,000
CHESAPEAKE BEACH DUPLEX	184	184	5.816	\$358,200	\$308,300
CHESAPEAKE BEACH HOLLIS ROAD C	18	18	0	\$137,667	\$134,500
CHESAPEAKE BEACH MARTINIQUE CO	13	13	5.795	\$299,400	\$299,400
CHESAPEAKE BEACH NORTH BEACH C	60	60	5.442	\$157,587	\$158,700
CHESAPEAKE BEACH WATERSPOINT	20	20	0	\$212,820	\$213,050
CHESAPEAKE BEACH WOODS OF CHES	25	25	7.033	\$227,908	\$224,100
CHESAPEAKE BEACH/HARBOR OAKS	12	12	4.395	\$287,817	\$287,750
CHURCH POINT	186	185	6.843	\$676,666	\$656,650
CHURCH POINT BISHOPS COURT	34	34	7.235	\$545,885	\$542,500
CHURCH POINT SECTION I	123	123	6.179	\$432,160	\$434,900
CHURCH POINT WATERFRONT	39	36	5.851	\$1,212,518	\$1,242,400
CORNERSTONE	111	111	2.642	\$229,419	\$226,400
CRYSTAL PT/HERON ROOST	31	31	-0.29	\$519,190	\$447,200
CTRE GREEN CYPRESS PT COUNTRY	125	125	-9.09	\$178,528	\$179,800
CTRE GREEN CYPRESS PT GARDEN V	80	80	3.628	\$140,479	\$140,600
CYPRESS POINT	149	149	3.230	\$309,440	\$312,000
CYPRESS POINT COMMONS	70	70	-10.0	\$149,604	\$149,700
CYPRESS POINT CUSTOM HOMES	229	227	7.343	\$439,003	\$421,000
CYPRESS POINT DEFORD LTD	60	59	3.659	\$339,162	\$343,550
CYPRESS POINT NORTH	117	117	2.01	\$340,980	\$327,600
CYPRESS POINT NORTH MOORES PON	30	29	0	\$392,013	\$385,500
CYPRESS POINT NORTH TOWNHOUSES	39	39	0	\$205,756	\$210,900

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

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NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
CYPRESS POINT TH	73	73	-8.67	\$166,049	\$167,200
CYPRESS POINT TRADITIONS CONDO	174	174	3.422	\$216,113	\$218,400
DIAMOND LAKE ESTATES	101	101	0.334	\$168,282	\$166,400
DIAMOND SPRING / GRDNWOOD PARK	761	758	-3.65	\$179,546	\$168,400
DONATION SHORES	45	45	4.393	\$502,002	\$480,900
FENTRESS TOWN	263	236	4.864	\$202,266	\$196,500
GARNETT POINTE CONDOS	16	16	3.48	\$219,869	\$209,350
GARNETTS WATCH	40	40	0.458	\$254,983	\$254,900
GOVERNOR SQUARE	71	71	0	\$170,728	\$168,100
HAYGOOD ESTATE CONDOS	39	39	5.253	\$229,695	\$227,300
HAYGOOD POINT	284	284	2.686	\$346,540	\$333,300
HERMITAGE	99	99	13.43	\$137,487	\$138,700
HODGEMAN PLAT	85	80	6.972	\$206,870	\$206,500
HUDGINS SHORES	45	45	-2.76	\$450,240	\$370,400
KEMPS COVE	10	10	2.351	\$288,600	\$287,050
KEMPS LAKE CONDOS	64	64	-2.14	\$161,291	\$161,300
KEMPSVILLE HEIGHTS	161	159	6.765	\$231,729	\$222,500
KEMPSVILLE LAKE	1268	1267	-2.68	\$156,494	\$157,700
KEMPSVILLE LAKE BAXTER WOODS T	73	73	1.278	\$152,436	\$151,200
KEMPSVILLE LAKE TURNBERRY TH	63	63	0.844	\$157,079	\$156,800
L & J GARDENS	135	129	-1.14	\$212,847	\$211,500
LAKE EDWARD WESLEYAN FST/SD	76	76	6.625	\$120,049	\$121,100
LAKE FRONT VILLAGE	55	55	0	\$100,293	\$99,400
LAKE SHORES	570	564	2.835	\$282,130	\$256,700
LAKE SMITH CONDOMINIUM	180	180	2.631	\$130,216	\$130,200

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OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

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NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
LAKE SMITH TERRACE	546	546	5.747	\$288,773	\$273,400
LAKEVIEW PARK	210	195	5.614	\$304,929	\$270,200
LAKEVIEW SHORES	279	278	4.764	\$238,420	\$208,700
MARINERS LANDING	151	151	-5.12	\$215,998	\$214,600
NEWSOME FARM HAYGOOD SQUARE	25	25	0	\$205,084	\$201,600
NORTH BEACH CONDOS	168	168	3.118	\$86,000	\$86,000
NORTHERN VILLAGE	11	11	0	\$299,909	\$295,500
NORTHRIDGE	368	368	4.489	\$101,895	\$102,600
OCEAN PARK	110	92	4.642	\$522,660	\$412,150
OCEAN PARK CONDO	362	360	1.532	\$385,682	\$367,300
OCEAN PARK DUPLEX	85	85	5.135	\$316,934	\$281,200
OLD DONATION FARM	41	41	-3.63	\$627,622	\$659,500
OLD DONATION MANOR	96	96	4.243	\$314,855	\$310,300
OLD DONATION TOWNHOUSE	28	28	0	\$186,532	\$186,100
PELICAN DUNES CONDO	63	60	6.133	\$356,062	\$354,600
PELICAN DUNES SF	119	115	7.501	\$356,582	\$352,800
PEMBROKE CROSSING COND	88	88	0.057	\$110,643	\$111,550
PEMBROKE MANOR	822	821	1.311	\$191,506	\$182,550
PEMBROKE MEADOWS	512	512	0.165	\$253,264	\$236,500
PEMBROKE TH	180	180	0.128	\$139,399	\$135,900
PIER POINTE LDG CONDO	85	85	0	\$83,182	\$89,700
POCAHONTAS VILLAGE	356	356	2.615	\$186,714	\$180,100
REID TOWN	31	28	2.073	\$249,803	\$259,650
RESIDENCES AT WESTIN	120	120	4.271	\$423,078	\$371,100
RIDGELY MANOR/BELMEADE	158	158	1.164	\$324,034	\$325,300

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NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
RIDGELY MANOR/FARRCROFT	172	172	1.290	\$176,427	\$176,400
RIDGELY MANOR/GRACE HILL	112	112	-2.53	\$209,727	\$210,800
RIDGELY MANOR/NORTH SHORE	83	63	-0.36	\$649,155	\$628,100
RIDGELY MANOR/SOUTHMOOR VLG	276	276	-3.84	\$148,896	\$151,500
RIDGELY MANOR/WESTBRIAR	174	174	1.244	\$234,978	\$233,200
SAJO FARMS	76	75	0	\$389,880	\$383,150
SAW PEN POINT	94	89	3.733	\$730,787	\$624,500
SAW PEN POINT BAY HILL	23	18	4.952	\$634,105	\$621,750
SAW PEN POINT WITCHDUCK FARMS	29	28	2.914	\$585,072	\$579,700
STAPLESMILL CHASE	126	126	-4.56	\$128,740	\$125,200
STUDIO 56 CONDOMINIUM	56	56	3.993	\$181,961	\$176,800
SUMMERSET LAKE CONDO	94	94	-3.25	\$212,396	\$222,400
THOROUGHGOOD COLONY	150	150	-1.85	\$194,835	\$192,800
THOROUGHGOOD ESTATES	143	143	2.058	\$380,596	\$375,500
THOROUGHGOOD/BLACKTHORNE	909	901	2.349	\$395,657	\$325,900
THREE SHIPS LANDING	48	48	1.598	\$291,198	\$291,450
VICTORIA PARK CONDOS	122	122	11.53	\$50,300	\$50,300
VILLAGE SPRINGS CONDO	49	49	-4.12	\$95,641	\$97,600
VILLAS AT LAKE LAWSON	30	30	1.241	\$241,017	\$245,250
WATER OAKS CONDOMINIUM	24	24	3.283	\$445,879	\$462,650
WATER OAKS CONDOS B	28	28	3.948	\$315,954	\$314,900
WHITAKER PLACE	15	15	14.65	\$254,020	\$262,300
WISHART COVE	96	96	1.358	\$493,607	\$433,300
WISHART LAKE	23	23	3.879	\$465,952	\$420,000
WITCHDUCK	135	126	4.354	\$741,129	\$654,800

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Witchduck Arms TH	24	24	3.621	\$189,463	\$186,800
WITCHDUCK LAKE CONDOS	196	196	4.962	\$233,892	\$240,000
WITCHDUCK LANDING	110	110	0.219	\$191,532	\$188,750
WITCHDUCK WOODS CONDO	100	100	-5.01	\$193,211	\$196,300
WITCHGATE COURT CONDO	16	16	0	\$102,900	\$102,900

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

BEACH

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
3800 OCEANFRONT CONDO	50	50	9.064	\$527,436	\$519,300
921 OCEANS CONDO	24	24	8.998	\$806,733	\$810,850
ARBOR BROOK CONDO	56	56	-7.06	\$73,179	\$72,600
BAY BREEZE CONDO	28	28	0	\$251,486	\$253,600
BEACONS REACH	52	52	8.057	\$180,060	\$175,450
BIRDNECK ACRES	36	35	2.656	\$337,814	\$298,450
BIRDNECK COMMON CONDOS	23	23	-4.36	\$202,091	\$205,100
BIRDNECK LAKE	185	185	3.35	\$327,057	\$323,900
BIRDNECK NORTH CONDO	104	104	-3.24	\$151,877	\$151,000
BIRDNECK VILLAS	72	72	-1.84	\$151,961	\$148,500
BROCKS BRIDGE	18	12	2.645	\$142,891	\$134,250
BROOKGREENE COMMONS	87	87	7.208	\$230,723	\$230,900
CHELTENHAM SQUARE	81	81	0.320	\$245,459	\$245,600
CHESOPEIAN COLONY	264	263	14.4	\$480,341	\$467,350
CHESTERFIELD STATION	100	100	-32.5	\$81,270	\$81,300
COLONNADE	35	35	-7.37	\$181,657	\$193,700
COQUINA A CONDOMINIUM	61	61	0	\$209,689	\$206,200
COVE AT GREAT NECK	32	32	-0.26	\$193,534	\$201,550
CRAWFORD PLACE	11	10	16.99	\$155,582	\$105,500
CRIPPLE CREEK TH	29	29	5.406	\$140,041	\$135,800
CROATAN	235	223	-6.77	\$638,440	\$562,000
CROATAN BEACH	222	218	-2.61	\$627,100	\$617,950
CROATAN BEACH/ATLANTIC AVE	71	60	-0.45	\$1,881,468	\$1,840,600
DEERWOOD TRACE	159	159	6.870	\$154,187	\$151,900
DOLPHIN RUN CONDO	110	110	18.00	\$376,878	\$351,000

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BEACH

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
DOYLETOWN	133	125	0.124	\$164,039	\$164,600
DOYLETOWN CONDOS	14	14	-0.35	\$188,621	\$187,200
DOYLETOWN DUPLEX	35	35	0	\$277,657	\$182,500
EDGEWATER CONDOMINIUMS	55	55	8.997	\$393,475	\$392,200
EGRET LANDING	41	41	1.929	\$108,671	\$102,600
EUREKA PARK	42	42	0.936	\$156,150	\$148,350
GATEWOOD PARK	91	75	0	\$174,742	\$167,200
GATEWOOD PARK DUPLEX	31	31	-0.25	\$180,797	\$171,900
GAY DRIVE/BAYWAY RD	12	11	5.155	\$254,975	\$280,550
GLENEAGLE CONDOMINIUM	36	36	-6.67	\$151,631	\$158,800
GREAT NECK GROVE	144	144	1.835	\$144,896	\$144,900
HARBOUR POINT	120	45	-0.41	\$659,053	\$566,600
HARBOUR POINT CONDO	172	172	5.005	\$212,560	\$207,500
HERONS COVE	192	192	13.68	\$181,218	\$186,700
HIDDEN SHORES CONDO	28	28	-0.97	\$203,729	\$200,350
HILLTOP MANOR	212	211	1.527	\$197,134	\$190,050
HILLTOP SOUTH	93	93	18.98	\$111,137	\$110,600
HOLLY DUNES	20	20	0	\$343,580	\$363,300
HUNTWICK CONDOMINIUM	17	17	1.768	\$499,359	\$494,400
HUTTON TERRACE	19	19	0.026	\$143,853	\$142,500
KENSTOCK	116	115	6.429	\$321,558	\$323,900
KINGSWOOD SQUARE	25	23	-0.7	\$159,064	\$158,700
LAFONDA CONDOMINIUM	22	22	-2.31	\$93,727	\$98,500
LAKE POINT TOWNHOUSE	11	11	0	\$198,218	\$196,600
LIGHTHOUSE POINT CONDO	30	30	4.999	\$332,983	\$326,100

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NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
LINK HARBOUR CONDO	48	48	-8.00	\$237,192	\$235,700
LINKHORN CIRCLE CONDO	13	13	0	\$149,892	\$147,800
LINKHORN CREST CONDO	31	31	6.8	\$332,174	\$332,800
LONDON BDG/FAIR LADY/BRKGRN CM	41	39	8.765	\$293,763	\$299,700
LONDON BRDG XNG/EVERGREENS	73	72	4.075	\$352,907	\$356,100
LONDON BRIDGE	51	37	-0.07	\$188,924	\$162,800
LONDON BRIDGE MANOR	28	28	-1.05	\$151,882	\$150,000
LONDON POINTE	64	64	3.652	\$143,559	\$150,900
LYME REGIS CONDO	136	136	-10.5	\$62,929	\$62,700
LYNN RIVER COMMON	103	103	-0.23	\$132,354	\$126,800
LYNNHAVEN FOREST	46	46	4.125	\$188,130	\$189,250
LYNNHAVEN HEIGHTS	52	47	-0.15	\$203,621	\$200,600
LYNNHAVEN WOODS	271	270	6.599	\$268,227	\$271,200
MAXEY MANOR	29	27	7.473	\$208,890	\$219,800
Meadow Glen	12	12	1.733	\$281,708	\$282,400
NOTTINGHAM ESTATES	56	56	-1.03	\$246,382	\$242,100
NOTTINGHAM SOUTH	31	31	-0.84	\$299,265	\$298,200
OCEAN HILLS	60	60	9.551	\$391,445	\$392,850
OCEAN WAY CONDOMINIUM	58	58	-9.98	\$306,264	\$280,450
OCEANA BARTOW	29	21	0.435	\$164,800	\$157,500
OCEANA BEECHWOOD GARDENS	35	31	2.023	\$228,355	\$231,400
OCEANA BELLS/CREDLE DPLX	39	37	-9.52	\$134,931	\$133,100
OCEANA BELLS/CREDLE SF	26	25	3.055	\$182,296	\$185,800
OCEANA CONDO	89	87	5.738	\$188,715	\$192,100
OCEANA DUPLEX	183	156	3.11	\$192,137	\$183,450

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NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
OCEANA EAST	156	121	-9.62	\$136,025	\$132,100
OCEANA VILLAGE	199	196	9.526	\$178,211	\$170,900
OCEANA WEST	229	176	-5.68	\$167,935	\$161,000
OCEANS CONDOMINIUM	224	224	6.997	\$377,191	\$402,800
OCEANS II CONDOMINIUM	42	42	8.967	\$107,743	\$105,800
OCEANSIDE CONDOMINIUM	54	54	5.017	\$607,369	\$558,700
OCONEE POINT TH	10	10	1.594	\$159,940	\$149,350
OLD BEACH VILLAGE	62	62	-4.83	\$327,434	\$316,200
PACIFIC SOUTH CONDO	117	117	0	\$216,036	\$224,300
PARK PLACE	122	122	3.795	\$349,207	\$353,200
PINEWOOD GARDENS	165	165	0.08	\$170,821	\$165,800
POINT O WOODS	277	277	0	\$236,787	\$237,300
PRINCESS ANNE PLAZA	3218	3215	-6.41	\$165,758	\$163,100
PRINCESS ANNE PLAZA TH/SEC 1	94	94	0.113	\$76,510	\$69,600
REAGAN WOODS	26	26	7.080	\$185,319	\$186,050
REDWING SINGLE FAMILY	470	470	6.510	\$194,994	\$190,300
REDWING/SEMI-DET	131	131	-3.27	\$172,089	\$173,400
RETREAT BY THE SEA	56	56	0	\$104,818	\$107,150
RIA-MAR A CONDOMINIUM	15	15	0	\$291,033	\$284,600
RIVER COVE POINT CONDO	138	138	1.704	\$150,993	\$158,200
RIVER SHORE CONDO	56	56	-0.27	\$176,055	\$168,400
ROSEGATE	51	51	6.034	\$148,269	\$151,100
RUDEE HEIGHTS	97	93	-3.44	\$414,267	\$320,700
S BIRDNECK RD CONDO	10	10	-1.98	\$270,810	\$210,900
S VA BEACH/ATLANTIC PALISADES	16	16	3.379	\$382,463	\$382,200

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BEACH

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
S VA BEACH/COASTAL WALK	16	16	0	\$233,600	\$228,550
S VA BEACH/OCEAN TRACE CONDOS	60	60	-0.49	\$147,343	\$154,700
S VA BEACH/PLAYA RANA	42	42	-1.73	\$158,562	\$161,100
S VIRGINIA BEACH/SEAHORSE COVE	10	10	-10	\$361,170	\$382,600
SALT MARSH POINT ATTACHED	151	151	-1.47	\$212,111	\$213,000
SALT MARSH POINT SF	79	79	4.802	\$320,053	\$321,200
SEA PINES CONDO	22	22	-1.68	\$318,200	\$320,400
SEABRIDGE SQUARE	85	85	-1.81	\$118,796	\$121,200
SEASCAPE CONDOMINIUM	10	10	6.998	\$439,120	\$439,100
Seatack Birdneck Woods	16	16	3.746	\$369,731	\$368,800
SEATACK CONDOS	10	10	2.36	\$178,280	\$179,750
SEATACK DUPLEX	12	12	-8.84	\$212,483	\$223,200
SEATACK SF	396	327	2.599	\$194,650	\$182,700
SEATACK/TOWNHOUSE	14	14	5.851	\$230,286	\$230,700
SELDEN HALL CONDO	18	18	-18.3	\$340,489	\$341,200
SHADOW LAWN 1001 INDIAN AVE	30	30	-10.1	\$88,310	\$88,400
SHADOW LAWN BEACH CLUB II	64	64	-12.2	\$83,500	\$83,500
SHADOW LAWN CABANA SOUTH	50	50	-17.1	\$154,710	\$156,000
SHADOW LAWN LANDS END CONDO	284	284	-3.96	\$155,286	\$145,100
SHADOW LAWN MEDITERRANEAN VIL	10	10	-2.44	\$112,100	\$112,100
SHADOW LAWN MISC CONDOS	86	86	7.367	\$282,436	\$284,700
SHADOW LAWN OCEAN VILLAS	13	13	-9.61	\$129,885	\$126,400
SHADOW LAWN RUDEE INLET CONDO	12	12	9.466	\$344,817	\$337,700
SHADOW LAWN RUDEE VILLAS COND	40	40	-14.1	\$121,460	\$121,000
SHADOW LAWN SAWGRASS CONDO	120	120	1.591	\$136,022	\$136,500

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

BEACH

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
SHADOW LAWN SF	909	861	2.049	\$349,531	\$325,450
SHADOW LAWN SOUTHWINDS	101	101	-13.7	\$109,837	\$107,800
SHADOW LAWN TOWNHOUSES	102	101	2.752	\$169,787	\$163,600
SOUTH VIRGINIA BEACH 19TH ST C	24	24	-30.9	\$67,200	\$67,200
SOUTH VIRGINIA BEACH ATLANTIC	28	28	2.813	\$279,079	\$278,400
SOUTH VIRGINIA BEACH BALTIC PL	14	14	5.198	\$188,200	\$188,200
SOUTH VIRGINIA BEACH BEACH LAN	10	10	0	\$174,000	\$173,800
SOUTH VIRGINIA BEACH BEACHWOOD	16	16	-4.03	\$176,450	\$181,800
SOUTH VIRGINIA BEACH BON A VEN	13	13	-4.27	\$117,185	\$116,900
SOUTH VIRGINIA BEACH BREEZEWO	22	22	-2.79	\$126,518	\$125,900
SOUTH VIRGINIA BEACH CAPTAINS	54	54	-5.04	\$149,646	\$148,350
SOUTH VIRGINIA BEACH CYPRESS R	18	18	10.01	\$316,278	\$313,000
SOUTH VIRGINIA BEACH GULLS CON	10	10	-2.05	\$134,020	\$134,100
SOUTH VIRGINIA BEACH HOLLY BEN	48	48	-14.6	\$176,019	\$174,300
SOUTH VIRGINIA BEACH LAKE STAT	32	32	-2.15	\$198,584	\$199,300
SOUTH VIRGINIA BEACH MARSH CRE	24	24	-11.7	\$168,121	\$167,950
SOUTH VIRGINIA BEACH OCEAN PIN	29	29	-5.66	\$163,272	\$163,300
SOUTH VIRGINIA BEACH OCEAN PLA	12	12	0	\$245,300	\$244,650
SOUTH VIRGINIA BEACH PAVILION	55	55	-4.46	\$90,413	\$90,600
SOUTH VIRGINIA BEACH PINE TOPS	24	24	-2.95	\$179,913	\$170,950
SOUTH VIRGINIA BEACH RUNNINGTO	32	32	-9.10	\$155,800	\$155,800
SOUTH VIRGINIA BEACH S WOODLAN	15	15	0	\$225,453	\$233,600
SOUTH VIRGINIA BEACH SALTMEADO	17	17	6.191	\$384,100	\$383,700
SOUTH VIRGINIA BEACH SEA POINT	24	24	-0.19	\$154,900	\$154,900
SOUTH VIRGINIA BEACH SEACOURT	12	12	-4.44	\$156,267	\$157,400

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

BEACH

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
SOUTH VIRGINIA BEACH SEACREST	16	16	-4.33	\$129,394	\$123,950
SOUTH VIRGINIA BEACH SEAPINES	38	38	0	\$147,076	\$148,500
SOUTH VIRGINIA BEACH SHADOWLAW	16	16	-1.15	\$120,656	\$120,500
SOUTH VIRGINIA BEACH SHOREHAM	72	72	-4.06	\$143,467	\$143,700
SOUTH VIRGINIA BEACH SILVERLAK	10	10	-8.04	\$174,100	\$174,550
SOUTH VIRGINIA BEACH SOLAR PLA	10	10	-1.81	\$167,550	\$165,700
SOUTH VIRGINIA BEACH SUMMERS P	24	24	-1.13	\$205,379	\$217,700
SOUTH VIRGINIA BEACH TENBEE CH	20	20	6.061	\$187,600	\$183,600
SOUTH VIRGINIA BEACH TOWNHOMES	61	61	8.178	\$223,187	\$234,200
SOUTH VIRGINIA BEACH WOODLAND	12	12	2.909	\$160,650	\$159,700
SOUTH VIRGINIA BEACH WOODLYN S	25	25	0	\$137,060	\$140,800
SOUTH VIRGINIA BEACH-S	526	443	-2.83	\$325,379	\$320,300
SOUTH VIRGINIA BEACH-S APTS	51	50	18.13	\$428,118	\$437,600
SOUTH VIRGINIA BEACH-S BEAN GA	18	17	-3.12	\$333,517	\$367,000
SOUTH VIRGINIA BEACH-S CONDOS	255	255	1.773	\$295,988	\$299,900
SOUTH VIRGINIA BEACH-S DUPLEX	118	118	-4.52	\$263,117	\$255,800
SOUTH VIRGINIA BEACH-S WOODLAN	87	76	5.468	\$234,816	\$246,700
SQUIRE LAWNS/WHISPERING PINES	40	40	6.459	\$147,880	\$142,400
ST ALBANS GLENN CONDO	136	136	-14.4	\$62,904	\$62,000
The Dolphin	55	55	-16.6	\$50,091	\$50,000
THE KAMLA A CONDO	15	15	4.995	\$327,207	\$341,000
TRIPLE OAKS CONDO	46	46	0.463	\$95,813	\$94,900
VIRGINIA VILLAGE CONDO	100	100	-7.02	\$118,960	\$116,000
WASHINGTON SQUARE TOWNHOUSES	634	632	1.347	\$149,031	\$147,450
WOLFSNARE ACRES	94	90	8.020	\$268,316	\$263,600

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

BEACH

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
WOODS AT LONDON BRIDGE	360	360	4.481	\$139,158	\$138,700

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

CENTERVILLE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
ADAMS GLEN	33	33	-0.9	\$316,967	\$312,700
ALEXANDRIA	1014	1014	2.311	\$222,040	\$226,400
BEECHWALK LANDING	24	24	4.891	\$210,367	\$208,500
BELLAMY PLANTATION	95	95	6.09	\$350,635	\$352,100
BELLAMY PLANTATION JF	66	66	4.843	\$300,402	\$295,150
BELLAMY PLANTATION MICHAEL LEE	37	37	10.46	\$309,181	\$311,300
BENTLEY GATE	142	142	4.484	\$315,407	\$313,750
BENTLEY PARK	174	174	8.121	\$381,114	\$382,350
BRIGADOON	856	855	5.066	\$238,763	\$239,200
BRIGADOON PINES	517	517	5.036	\$269,390	\$270,200
BUCKNER WOODS	160	160	-9.96	\$114,304	\$115,400
CHARLESTOWNE	260	260	4.175	\$215,428	\$213,550
CHARLESTOWNE LAKES	375	375	0.023	\$212,878	\$210,000
CHARLESTOWNE LAKES SO R5D	304	303	-0.68	\$211,906	\$213,900
CHARLESTOWNE LAKES SO R75	283	283	1.389	\$240,137	\$238,900
CHARLESTOWNE WOODS/EAST	152	152	-5.71	\$229,899	\$229,100
COLLEGE PARK	480	480	-4.88	\$205,668	\$205,650
COLLEGE PARK DORCHESTER VILLGE	100	100	2.347	\$116,193	\$117,700
COLLEGE PARK GLYNDON VILLAGE	125	125	1.607	\$123,290	\$117,900
COMMONS	120	120	4.800	\$215,419	\$213,800
COUNTRY HAVEN	36	36	9.212	\$228,547	\$225,350
COVENTRY	263	263	6.441	\$259,118	\$255,800
FOXON WOODS	27	26	5.524	\$311,989	\$325,100
GLENWOOD	1763	1763	-0.4	\$244,868	\$246,900
GLENWOOD CONDOS	312	312	-10.9	\$110,624	\$107,600

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

CENTERVILLE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
GLENWOOD GLENWOOD GREEN	72	72	-7.73	\$161,522	\$162,700
Glenwood Glenwood Village	19	19	-0.04	\$314,116	\$316,800
GLENWOOD LINKS	56	55	-1.31	\$295,411	\$295,400
Glenwood Place/Rose Glen Manor	54	54	3.759	\$304,369	\$306,750
GREEN RUN CONDOS	276	276	-0.55	\$75,905	\$77,000
GREEN RUN SF AMBERLY FOREST	380	380	-0.35	\$195,895	\$192,850
GREEN RUN SF BARKLEY MEADOWS	188	188	-0.18	\$191,471	\$188,500
GREEN RUN SF CEDAR RIDGE	119	119	1.793	\$179,939	\$180,900
GREEN RUN SF CEDARWOOD/STARVW	150	150	2.475	\$201,213	\$200,450
GREEN RUN SF LEXINGTON GREENS	87	87	6.498	\$156,421	\$154,100
GREEN RUN SF WOODLAND MEADOWS	136	136	-0.27	\$182,351	\$179,000
GREEN RUN TH	1553	1553	-0.52	\$107,359	\$107,400
INDIAN LAKES CONDOS	427	427	-5.33	\$98,255	\$97,300
INDIAN LAKES SF (2)	1004	1004	0.597	\$183,906	\$184,650
INDIAN LAKES TH	797	797	-1.22	\$130,759	\$129,600
INDIAN LKS COBBLESTONE PTS W	150	150	-9.66	\$133,072	\$132,200
INDIAN POINTE @ ROSE GLEN	55	55	1.173	\$328,829	\$317,600
INDIAN RIVER RD	30	17	-1.13	\$166,267	\$167,950
KEMPS & CNTVLE ARTERY	27	23	-1.49	\$171,370	\$142,600
KEMPSVILLE CROSSING	59	59	1.725	\$253,322	\$252,100
KEMPSVILLE PLANTATION	66	66	-1	\$303,483	\$303,400
LAKE CHRISTOPHER	363	363	-1.99	\$253,930	\$242,500
LEVEL GREEN OWL CT	24	24	4.471	\$102,025	\$100,200
LEVEL GREEN SITE 1 & 2 SF	282	282	1.306	\$201,941	\$203,000
LEVEL GREEN SITE 3 SF	111	111	-0.90	\$190,779	\$189,100

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

CENTERVILLE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
LEVEL GREEN TH	326	326	9.971	\$112,987	\$110,850
LEVEL GREEN TH PINWOOD VILLAG	98	98	12.65	\$114,772	\$111,900
LEVEL GREEN TH THE VILLAGES	149	149	11.27	\$118,079	\$116,900
LEVEL GREEN VILLAGES SEMI DET	62	62	5.339	\$141,413	\$138,600
ORCHARD AT GLENWOOD/CHES.HOMES	95	95	8.202	\$326,752	\$322,400
RIVERLAKE	26	26	0.005	\$282,788	\$283,250
ROCK CREEK	810	810	2.39	\$207,676	\$208,700
ROSEMONT FOREST	1136	1136	-1.08	\$191,718	\$189,600
ROSEMONT FOREST HIDDEN COVE	100	100	-3.68	\$129,887	\$129,300
ROSEMONT FOREST HORIZON/WEBSTE	131	131	-5.07	\$113,229	\$112,800
ROSEMONT FOREST HUNTERS SQUARE	78	78	-0.47	\$132,827	\$134,900
ROSEMONT FOREST SEMI DET	452	452	0.096	\$162,375	\$162,100
ROSEMONT FOREST TOWNHOUSES	348	348	-8.17	\$119,774	\$119,000
SALEM CT CONDOS	28	28	0	\$86,596	\$83,600
SALEM LAKES TH	244	244	-7.16	\$126,634	\$125,150
SALEM VILLAGES	316	316	4.539	\$172,962	\$170,950
SOUTHAMPTON & SEASONS AT SALEM	99	99	-4.65	\$208,726	\$201,600
SUNSTREAM PARK SEMI DET	211	211	-0.32	\$166,377	\$163,100
SUNSTREAM PARK SF	102	102	4.663	\$187,666	\$188,150
TALLWOOD MANOR	10	10	10.07	\$344,200	\$341,600
TARLETON OAKS THE GABLES	146	146	2.854	\$206,563	\$205,300
TARLETON OAKS THE RESERVES	148	148	3.183	\$162,724	\$162,700
WESTVIEW VLG / KNOB HILL	171	171	3.415	\$180,295	\$173,500
WOOD BRIDGE POINTE	407	407	5.661	\$322,086	\$321,300
WOOD BRIDGE POINTE TOWNHOMES	182	182	3.395	\$209,904	\$209,400

AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015

Date: 2/12/2014

CENTERVILLE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
WOODBIDGE POINTE PHASE IV	219	218	0	\$354,022	\$354,900
WOODHAVEN	45	45	2.323	\$164,236	\$156,000
WYNDAMERE	197	197	9.637	\$232,792	\$234,000

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
ACREDALE	291	291	0.380	\$210,461	\$203,600
AMHURST	59	59	4.155	\$175,583	\$171,200
AMHURST TOWNHOUSES	154	154	-6.69	\$98,256	\$98,400
ANTHONY HOMES	26	26	0.106	\$178,742	\$182,400
ARROWHEAD	747	747	3.14	\$218,419	\$204,500
ARROWHEAD TOWNHOUSES	164	164	2.610	\$129,241	\$128,100
AVALON	238	232	8.22	\$246,443	\$229,350
AVALON HILLS	119	119	4.052	\$220,135	\$217,300
AVALON WOODS OF AVALON	188	188	7.295	\$238,814	\$244,250
BALLYLINN SHORES	191	190	-0.01	\$248,096	\$200,600
BAYSIDE PLACE/ESTATES	49	49	0	\$241,045	\$240,700
BELLAMY ESTATES	14	14	0	\$321,964	\$322,400
BELLAMY MANOR EAST	35	35	0	\$342,534	\$336,000
BELLAMY MANOR ESTATES	389	388	3.496	\$314,413	\$312,800
BELLAMY MANOR ESTATES SEC 5	97	97	-6.08	\$333,895	\$332,300
BELLAMY MANOR SEC B1	41	40	5.692	\$283,422	\$290,800
BELLAMY MANOR SEC C	244	242	-0.44	\$268,004	\$261,400
BELLAMY MANOR-N	156	155	-0.87	\$237,990	\$238,650
BELLAMY WOODS	313	313	3.042	\$390,945	\$384,100
BIRNAM WOODS/MEADOWS	113	113	1.550	\$245,657	\$246,700
BONNEY'S QUAY	53	53	-0.27	\$182,228	\$166,600
BOULEVARD MANOR	61	61	6.923	\$164,169	\$142,700
BRANDON	179	179	10.6	\$241,758	\$241,500
BRANDON SEMI-D	624	624	-5.73	\$159,591	\$159,100
BRENNEMAN FARM CONDO	148	148	-5.82	\$141,756	\$142,000

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
BROOKEFIELD CROSSING	42	42	6.433	\$280,260	\$281,050
BROOKSIDE CONDOMINIUM	184	184	-16.9	\$66,203	\$67,600
CAMPUS EAST TOWNHOMES	773	773	-8.22	\$107,495	\$109,000
CAROLANNE FARM	621	620	4.628	\$211,207	\$204,200
CAROLANNE POINT	28	28	6	\$271,014	\$266,600
CAROLYNNE GARDENS	20	20	4.819	\$213,830	\$212,850
CARRIAGE MILL SF	17	17	4.031	\$209,971	\$204,200
CARRIAGE MILL TH	121	121	7.104	\$184,349	\$192,600
CEDAR HILL	256	256	2.187	\$207,306	\$204,050
CHARTER LAKES CONDOS	28	28	-0.38	\$146,811	\$149,950
CHATHAM HALL CHATMOSS	109	109	-0.64	\$248,867	\$248,300
CHATHAM HALL PHASE 4-5-6	334	334	7.18	\$199,986	\$197,300
CHATHAM HALL SUTTON PLACE	40	40	4.121	\$267,015	\$265,450
CHATHAM LANDING	12	12	8.025	\$307,475	\$308,850
DIAMOND SPRINGS CONDO	84	84	-48.8	\$64,757	\$65,100
DRIFT TIDE CONDOMINIUM	170	170	-11.0	\$80,178	\$79,000
DUNBARTON	228	228	6.429	\$260,247	\$258,800
ELIZABETH RIVER SHORES	110	108	0	\$217,187	\$196,500
ENGLYSHE AVALON	23	23	6.533	\$383,922	\$371,000
FAIR MEADOWS	163	155	0.433	\$195,126	\$188,600
FAIRFIELD	765	765	0.038	\$312,519	\$309,200
FAIRFIELD FOREST/SHRS	141	141	0.308	\$369,869	\$365,200
FAIRFIELD GDNS CONDO	156	156	-4.48	\$138,871	\$138,800
FAIRFIELD MILL	46	46	-5.58	\$186,280	\$188,600
FAIRWAYS	55	55	0.350	\$199,073	\$200,700

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
FOX RUN	274	274	6.160	\$258,390	\$257,300
GABLES AT BELLAMY	95	95	-2.18	\$182,096	\$182,000
GRAND LAKE	145	145	-2.3	\$108,221	\$111,700
GRAYSON POND	79	79	4.956	\$193,137	\$205,500
HAVEN ESTATES	93	93	5.044	\$180,024	\$178,300
HAVEN HEIGHTS	102	101	3.408	\$230,436	\$228,450
HESTER PROPERTY	28	28	-2.82	\$180,929	\$183,150
HOMESTEAD	217	216	3.333	\$244,325	\$238,000
HOMESTEAD JAMESTOWNE	14	14	2.305	\$215,557	\$216,750
HUNT CLUB CONDOMINIUM	24	24	-2.98	\$142,404	\$140,800
HUNTINGTON	381	380	1.205	\$213,150	\$209,600
HUNTS POINTE	55	55	10.16	\$406,956	\$409,500
INDIAN LAKES SF (1)	550	550	-1.12	\$218,547	\$218,250
INDIAN RIVER	129	129	-0.17	\$158,453	\$155,500
JAMESTOWNE	204	204	-2.07	\$132,445	\$131,900
JAMESTOWNE/STONEBROOK	159	159	1.093	\$118,391	\$118,400
JONATHANS COVE	30	27	-0.14	\$350,955	\$345,500
KEMPSHIRE MANOR	104	104	5.147	\$136,818	\$134,350
KEMPSVILLE AREA	26	21	-18	\$196,438	\$192,500
KEMPSVILLE COLONY	179	178	-1.42	\$219,139	\$221,900
KEMPSVILLE GARDENS	35	34	4.169	\$200,409	\$198,400
KEMPSVILLE GREENS 4ST-CONDOS	48	48	-6.51	\$148,129	\$146,300
KEMPSVILLE GREENS THE GABLES	197	197	-3.09	\$154,830	\$154,700
KEMPSVILLE GREENS TOWNHOUSES	148	148	8.17	\$263,051	\$263,000
KEMPSVILLE MANOR	51	50	4.822	\$206,455	\$200,300

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
KEMPSVILLE PARKWAY	13	8	6.746	\$220,975	\$192,250
LAKE CYPRESS CONDO	132	132	15.23	\$124,681	\$126,900
LAKE EDWARD	776	776	7.403	\$93,942	\$92,800
LAKE JAMES	274	274	4.351	\$304,987	\$299,000
LAKEVILLE ESTATES	197	197	3.674	\$205,196	\$202,000
LARK DOWNS	170	170	-1.71	\$210,446	\$208,700
LARKSPUR	542	538	-1.1	\$290,977	\$293,600
LARKSPUR FARMS	43	43	1.505	\$362,733	\$359,200
LARKSPUR GREENS BOYD	24	24	0.251	\$163,338	\$161,600
LARKSPUR GREENS SF	248	248	5.807	\$228,687	\$228,800
LARKSPUR GREENS WOODBRIDGE-SD	54	54	-0.16	\$158,909	\$158,800
LARKSPUR MEADOWS	195	195	12.09	\$310,817	\$306,900
LARKSPUR MEADOWS TH LARKSPUR C	17	17	-0.07	\$163,694	\$163,700
LARKSPUR MEADOWS TH N & P ASSO	66	66	1.737	\$145,794	\$146,550
LARKSPUR MEADOWS TH OLD TOWNE	58	58	-5.27	\$172,091	\$173,000
LAWSON FOREST	124	123	-0.28	\$229,280	\$221,950
LE COVE	100	90	0	\$326,533	\$311,350
LYNBROOK LANDING	412	412	-0.53	\$102,401	\$103,100
LYNBROOK LANDING SF	187	187	2.387	\$175,877	\$172,600
MACDONALD PARK	66	64	0	\$168,611	\$166,600
NEWLIGHT	185	164	6.681	\$213,840	\$203,450
NEWLIGHT DUPLEXES	29	29	-0.54	\$184,000	\$191,100
NEWLIGHT FOXGLENN/SAGINAW	46	46	4.039	\$273,780	\$270,000
Newlight Lake Archway	67	65	4.679	\$305,104	\$305,900
NEWLIGHT/THOMPCKINS ESTATES	17	17	-0.32	\$335,618	\$336,300

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
NEWPOINTE CONDO	424	424	-22.1	\$46,643	\$45,400
NEWSOME FARM	176	143	-0.46	\$215,506	\$199,000
NEWSOME FARM/DIAMOND COMMONS	45	45	-3.43	\$205,229	\$205,600
OAKENGATE	21	21	3.465	\$279,976	\$290,000
PARLIAMENT VILLAGE	252	252	-2.64	\$129,409	\$129,000
POINT O VIEW	229	228	2.243	\$244,891	\$233,300
POWHATAN HEIGHTS	98	98	-2.97	\$183,814	\$175,450
PROVIDENCE LANDING	32	32	-3.44	\$245,316	\$244,100
PROVIDENCE POINTE	76	75	3.648	\$119,150	\$124,000
QUEEN CITY	48	33	0	\$89,221	\$61,800
RIDGLEA	122	122	3.895	\$224,825	\$222,200
RIVERANNE	36	36	11.48	\$130,608	\$130,200
RIVERTON	184	184	6.675	\$229,161	\$224,600
SHAMROCK GARDEN	16	16	2.248	\$224,625	\$222,700
SHANNON	35	35	3.738	\$224,151	\$226,500
SHERRY PARK	170	170	-0.13	\$177,121	\$169,250
SOLARTOWNE	63	63	0	\$120,490	\$121,800
STRATFORD CHASE/GREENS	443	443	3.360	\$280,836	\$278,200
TAYLORS WALLE	28	28	4.743	\$178,421	\$178,600
WEAVERVILLE/PR ANNE RD	42	38	4.881	\$254,161	\$234,300
WEBLIN PLACE	122	122	8.370	\$97,456	\$96,300
WEBLIN POINTE	118	118	2.821	\$90,927	\$92,650
WESLEYAN CHASE	359	359	0	\$233,376	\$232,100
WESLEYAN CHASE TH RG MOORE	170	170	-0.27	\$126,350	\$127,800
WESLEYAN CHASE TH URBAN CONCEP	49	49	-0.63	\$150,343	\$150,700

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
WESLEYAN PINES	162	162	6.075	\$287,354	\$286,950
WESLEYAN PINES VA TECH CT	13	13	0	\$449,538	\$423,500
WHITEHURST GROVE/WOODS	239	239	4.094	\$224,443	\$228,000
WHITEHURST MANOR	16	16	-1.00	\$261,400	\$263,100
WOOD FARM	143	143	0.643	\$185,829	\$183,100
WOODRIDGE	127	127	11.45	\$233,186	\$231,800
WOODSTOCK	254	252	4.07	\$255,925	\$240,000
WOODSTOCK POINT CONDO	15	15	-0.35	\$355,807	\$368,300

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
ALANTON	448	445	4.323	\$619,967	\$444,100
ALANTON LINKHORN SHORES	70	69	4.380	\$1,520,240	\$1,358,100
ARBORS AT CAPE HENRY	95	95	7.694	\$363,041	\$359,600
BAY COLONY	663	648	3.191	\$595,599	\$559,600
BAY COLONY WATERFRONT	177	169	9.962	\$1,581,633	\$1,428,500
BAY ISLAND	207	205	0.142	\$693,132	\$629,400
BAYCLIFF	209	209	10.07	\$462,622	\$451,000
BAYCLIFF WATERFRONT	68	68	8.115	\$809,601	\$699,650
BAYFRONT/BAYSIDE CONDO BAYS EDGE	26	26	-0.67	\$347,319	\$316,900
BAYFRONT/BAYSIDE CONDO BEACH CASTL	10	10	3.937	\$332,340	\$281,050
BAYFRONT/BAYSIDE CONDO CASA DEL PL	30	30	0	\$342,060	\$375,500
BAYFRONT/BAYSIDE CONDO DUNES	11	11	3.124	\$371,527	\$340,200
BAYFRONT/BAYSIDE CONDO MOORING	13	13	2.457	\$270,400	\$224,900
BAYFRONT/BAYSIDE CONDO OSPREY	12	12	2.466	\$471,300	\$382,400
BELLHAVEN/SOUTHERN TERRACE	104	104	7.897	\$180,870	\$171,550
BIRCHWOOD BIRCHWOOD GARDENS	601	601	2.799	\$216,901	\$213,100
BIRCHWOOD BIRCHWOOD SOUTH	119	119	-5.77	\$211,728	\$209,100
BIRDNECK POINT	176	173	0	\$1,061,710	\$916,750
BIRDNECK POINT-OFF WATER	83	79	0.148	\$540,502	\$526,800
BISHOPSGATE	113	111	2.849	\$606,603	\$563,300
BRAY ROAD	111	110	0.031	\$467,553	\$418,400
BRIDGETTS LANDING	18	18	2.239	\$332,039	\$317,600
BRIGHTON ON THE BAY	132	130	-7.29	\$538,627	\$486,300
BROAD BAY COLONY	205	203	0.007	\$506,046	\$495,400
BROAD BAY ESTATES	128	128	2.285	\$521,479	\$507,800

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
BROAD BAY POINT GREENS	291	289	3.924	\$708,188	\$582,600
CAMDEN ESTATES	35	35	0.33	\$244,263	\$240,100
CAPE HENRY SHORES	187	187	-0.31	\$505,991	\$515,300
CAPE HENRY TOWERS	199	199	5.982	\$188,657	\$187,900
CAPE HENRY VILLAS CONDO	78	78	-7.8	\$142,114	\$141,300
CAPE STORY BY THE SEA	492	471	2.574	\$417,491	\$385,500
CAPE STORY BY THE SEA CONDO	66	66	3.238	\$447,152	\$403,600
CAPE STORY/LYNN COLONY DUPLEX	86	86	3.046	\$425,691	\$349,900
CHANCELLOR WALK	116	116	5.010	\$253,097	\$253,300
CHELSEA	104	104	1.297	\$559,576	\$516,200
CHESAPEAKE BAY SHORES	52	52	0	\$471,125	\$398,800
CHESHIRE	92	92	-8.72	\$175,154	\$172,200
COLONIAL OAKS	168	168	14.6	\$360,344	\$357,400
COLUMBUS STATION CONDO	384	384	-5.56	\$128,472	\$129,300
COVE POINT CONDOMINIUM	64	64	19.88	\$378,292	\$375,900
EASTERN PARK	256	254	8.356	\$184,084	\$168,050
EASTERN PARK KINGS GRANT COVE	10	10	1.177	\$402,300	\$404,100
FIRST COLONIAL ESTATES	17	17	0	\$230,488	\$227,500
GLOUCESTER VILLAGE	75	74	0.090	\$295,264	\$290,100
GODFREY LANE	13	9	3.185	\$943,988	\$926,000
GREAT NECK ESTATES	236	236	12.48	\$351,589	\$332,850
GREAT NECK FARM	173	173	4.528	\$313,751	\$310,400
GREAT NECK LANDING	132	132	-0.66	\$114,790	\$114,000
GREAT NECK MANOR	56	56	2.557	\$188,098	\$186,100
GREAT NECK MEADOWS/FOREST PARK	399	399	1.942	\$350,548	\$349,000

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
GREAT NECK PINES/MICHAELS GLEN	42	42	0	\$470,681	\$470,100
GREAT NECK POINT	74	67	2.770	\$724,103	\$695,200
GREAT NECK POINT COVE FRONT	104	95	4.250	\$974,142	\$867,500
GREAT NECK POINT RIVER FRONT	27	25	9.278	\$1,543,204	\$1,476,500
GREAT NECK PT/LONG CRK WF	33	33	2.691	\$1,077,191	\$972,700
GREAT NECK TOWNHOMES	29	29	1.8	\$158,762	\$159,500
GREAT NECK VILLAS	136	136	1.876	\$200,578	\$208,200
GREEN HILL BY THE BAY	28	28	-0.21	\$735,546	\$668,450
GREEN HILL FARM	55	55	5.177	\$617,678	\$513,800
GROVELAND PARK	183	183	14.21	\$227,734	\$223,100
HARBOUR GATE	120	120	0	\$239,909	\$240,400
KINGS GRANT LDNG SOUTH	109	109	6.727	\$206,288	\$204,100
KINGS GRANT ROYAL GRANT	124	122	0.065	\$678,483	\$618,100
KINGS GRANT SEC 1-2-3	277	276	4.797	\$287,432	\$283,700
KINGS GRANT SEC 4-5	496	493	5.509	\$333,783	\$319,350
KINGS GRANT SEC 6-10	395	395	7.217	\$384,376	\$369,000
KINGS GRANT SEC-11	110	108	2.562	\$454,315	\$403,050
KINGS POINT	136	136	-0.46	\$251,364	\$252,350
KINGS POINT EAST	179	179	0	\$273,122	\$267,800
KINGS TOWNE	54	54	4.723	\$175,506	\$173,900
LAUREL COVE	309	309	5.052	\$350,714	\$343,600
LAUREL COVE EAST	22	22	4.839	\$344,755	\$343,800
LAUREL MANOR	154	154	0.769	\$196,538	\$188,700
LESNER COVE CONDO	24	24	0	\$426,658	\$447,500
LESNER POINTE CONDO LESNER PT	138	138	-0.46	\$364,517	\$301,500

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
LINKHORN BAY CONDO	96	96	12.99	\$286,783	\$270,350
LINKHORN COVE	83	82	4.835	\$558,699	\$512,100
LINKHORN ESTATES	173	171	7.92	\$363,099	\$346,000
LINKHORN ESTATES CANNON/DOGWD/	79	79	10.69	\$359,016	\$348,200
LINKHORN ESTATES WATERFRONT	37	35	5.05	\$917,583	\$919,900
LINKHORN OAKS	33	25	4.756	\$612,388	\$602,600
LINKHORN OAKS WATERFRONT	13	10	5.779	\$1,594,250	\$1,570,300
LINKHRN/CANON/DOGWD WATERFRONT	23	21	6.795	\$1,039,762	\$933,800
LINLIER	24	24	12.98	\$381,496	\$362,750
LINLIER WATERFRONT	55	54	5.561	\$979,622	\$940,900
LITTLE NECK	336	324	4.055	\$474,118	\$456,250
LITTLE NECK CROSSING	26	26	3.381	\$266,058	\$266,900
LITTLE NECK KFLNSHP	38	36	6.183	\$711,803	\$708,850
LITTLE NECK REDWOOD/H BREEZE	82	82	4.178	\$465,167	\$453,250
LITTLE NECK SEABREEZE FARMS	62	62	2.511	\$613,563	\$582,850
LITTLE NECK VILLAGE	74	70	3.438	\$250,077	\$239,750
LITTLE NECK WATERFRONT	320	296	1.832	\$779,426	\$654,850
LITTLE NECK WDS AT LITTLE NCK	22	20	4.575	\$704,805	\$657,700
LITTLE NECK/KFLNSHP WF	60	56	3.612	\$1,191,193	\$1,067,600
LITTLE NECK/RDWOOD/HBREEZE WF	23	22	7.191	\$759,639	\$727,900
LITTLE NECK/SEABREEZE FARMS WF	39	36	1.457	\$1,020,844	\$901,700
LONG CREEK COVE CONDO	87	87	6.924	\$342,232	\$342,500
LYNNHAVEN BEACH CONDO	108	108	3.077	\$262,024	\$258,800
LYNNHAVEN COLONY	323	322	0	\$377,209	\$347,900
LYNNHAVEN DUNES	72	70	-1.75	\$388,690	\$370,950

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
MAI-KAI CONDOMINIUM	34	34	9.232	\$206,218	\$206,100
MALIBU	427	427	3.063	\$189,348	\$184,400
MALIBU KINGS FOREST	315	315	8.720	\$275,591	\$263,600
MARINERS MARK CONDO	92	92	2.988	\$512,013	\$466,500
MEADOWRIDGE	59	59	0.686	\$837,127	\$641,600
MIDDLE PLANTATION	319	317	9.57	\$569,822	\$543,100
MIDDLE PLANTATION PHASE 6	136	136	6.338	\$715,760	\$636,350
MILL CREEK CONDOMINIUM	56	56	2.604	\$257,005	\$252,450
MILL DAM FOREST	28	28	-0.81	\$574,811	\$573,900
MILL DAM POINTE	18	18	3.462	\$580,689	\$559,000
NORTH VA BEACH	2228	2150	2.173	\$735,978	\$581,300
NORTH VIRGINIA BEACH CO-OP	12	12	4.483	\$496,383	\$495,300
NORTH VIRGINIA BEACH CRYSTAL A	271	260	18.46	\$580,110	\$512,500
NORTH VIRGINIA BEACH PIRATES H	18	16	1.962	\$626,131	\$601,100
OCEAN SHORE CONDOS	63	63	4.337	\$576,086	\$603,200
OLD DONATION WOODS	20	20	-1.74	\$304,020	\$299,450
OLD MILL DAM RD	89	80	5.444	\$412,371	\$427,100
Page Av-Shore Dr Condo Bay Bea	18	18	1.625	\$315,883	\$315,000
PAGE AV-SHORE DR CONDO BAY BRE	36	36	-3.66	\$196,144	\$196,000
PAGE AV-SHORE DR CONDO BREAKER	57	57	6.113	\$205,307	\$202,000
PAGE AV-SHORE DR CONDO DUPLEX	13	13	3.945	\$484,823	\$471,900
PAGE AV-SHORE DR CONDO GREAT N	21	21	-9.17	\$141,381	\$141,600
PAGE AV-SHORE DR CONDO HARBOR	23	23	0.678	\$292,552	\$299,300
PAGE AV-SHORE DR CONDO LYNSHO	24	24	-11.8	\$163,100	\$163,100
PAGE AV-SHORE DR CONDO OYSTER	11	11	4.136	\$220,627	\$200,200

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
PAGE AV-SHORE DR CONDO PAGE AV	16	16	2.004	\$173,338	\$171,000
PAGE AV-SHORE DR CONDO PAGE SH	12	12	0	\$91,392	\$91,300
PAGE AV-SHORE DR CONDO SAND SP	14	14	2.707	\$314,900	\$314,900
PAGE AV-SHORE DR CONDO SEA SHE	12	12	0	\$225,883	\$225,300
PAGE AV-SHORE DR CONDO SEASHOR	18	18	0	\$150,594	\$145,700
PAGE AV-SHORE DR CONDO SHORELI	12	12	-6.69	\$192,500	\$192,500
PAGE AV-SHORE DR CONDO VINEYAR	36	36	1.761	\$289,733	\$282,500
PAGE AV-SHORE DR CONDO WALDON	48	48	4.244	\$235,102	\$230,900
PAGE AV-SHORE DR/N SHORE CONDO	24	24	1.869	\$269,388	\$269,850
PEMBROKE STATION CONDO	90	90	-2.66	\$115,232	\$119,200
PEPPER TREE A CONDO	144	144	7.418	\$67,135	\$71,700
PRINCESS ANNE HILLS	138	137	-3.12	\$761,418	\$781,350
RESERVE	118	118	11.12	\$684,961	\$673,700
RIVER & SHOREHAVEN RDS	57	53	1.26	\$516,744	\$493,300
ROYAL COURT CONDO	58	58	6.526	\$343,259	\$330,800
RVR AND N SHOREHVN WATERFRONT	111	104	2.870	\$895,483	\$788,900
SEAGATE COLONY I	152	152	6.998	\$252,397	\$268,300
SHANNON KNOLL	18	18	0	\$272,200	\$271,250
SHIPS WATCH CONDO	44	44	0.539	\$468,000	\$381,900
SHORE DR SOUTH CONDO INLET COL	63	63	0	\$147,168	\$146,800
SHORE DR SOUTH CONDO INLET SHO	16	16	0.541	\$252,063	\$252,600
SHORE DR SOUTH CONDO LESNER VI	60	60	6.458	\$223,767	\$216,400
SHORE DR SOUTH CONDO LYNN LAND	30	30	6.836	\$197,687	\$198,800
SHORE DR SOUTH CONDO LYNNHAVEN	40	40	11.12	\$152,520	\$161,400
SHORE DR SOUTH CONDO SHOREHAVE	48	48	3.244	\$163,552	\$164,400

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
SHORE DR SOUTH CONDO VISTA CIR	32	32	0	\$162,400	\$160,700
SHORE DR SOUTH CONDO VISTA PT	21	21	1.798	\$214,124	\$204,200
SOUTHALL QUARTER	174	174	-0.78	\$251,430	\$255,600
SOUTHERN POINTS	286	286	-0.02	\$367,357	\$340,550
SOUTHERN POINTS NORTH	18	18	8.757	\$347,867	\$350,600
SWAIN HILL CONDOS	12	12	-10.2	\$218,200	\$216,800
SYLVAN LAKE	53	52	1.411	\$400,581	\$398,800
SYLVAN LAKE SLEEPY HOL-SANDEE	16	16	2.809	\$317,456	\$314,000
THALIA	235	232	-0.65	\$294,506	\$291,000
THALIA FOREST	29	29	-1.48	\$324,162	\$324,800
THALIA MANOR	347	345	0.035	\$236,787	\$233,500
THALIA STATION CONDO	197	197	-6.17	\$95,760	\$89,500
THALIA VILLAGE	277	257	-0.16	\$233,455	\$226,200
THALIA VILLAGE CONDOS	37	37	-0.70	\$177,292	\$195,300
THALIA VILLAGE DUPLEX	73	73	-0.12	\$204,855	\$210,200
THALIA VILLAGE TH	403	403	-0.44	\$108,206	\$102,300
THALIA WATERFRONT	198	192	-9.58	\$487,985	\$446,400
THALIA WAYSIDE TOWNHMS	354	354	3.537	\$168,435	\$167,400
THE LANDINGS	78	78	6.432	\$370,768	\$293,850
THE LANE AT WILDWOOD	20	20	-0.20	\$264,810	\$264,950
TRANT BERKSHIRE AREA	372	363	3.117	\$614,269	\$551,200
WELLINGTON WOODS	254	254	2.66	\$306,057	\$304,550
WILDWOOD SQUARE	76	76	0	\$181,963	\$177,300
WIMBLEDON ON THE BAY	79	79	7.432	\$726,266	\$634,800
WIND ROSE TOWNHOUSES	18	18	0	\$358,717	\$360,800

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
WOLFSNARE PLANTATION	206	206	9.710	\$322,981	\$304,300
WOODHURST	82	82	6.876	\$262,027	\$256,500

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
ASHVILLE PARK/RANIER VILLAGE	91	19	24.73	\$416,505	\$432,300
ASHVILLE PARK/WILSHIRE VLG	135	76	6.668	\$544,767	\$503,050
ATLANTIC SHORES MID-RISE APT	565	559	7.508	\$94,914	\$91,900
BELLWOOD ESTATES	182	180	-0.85	\$336,873	\$340,750
BERNARD FARM	45	41	-2.68	\$318,238	\$336,600
BLACKWATER	424	345	10.6	\$298,948	\$273,550
BLACKWATER LAND USE	208	86	5.902	\$313,784	\$284,350
BLACKWATER MANSFIELD FARM	24	15	17.62	\$625,313	\$627,000
BROWNINGSTONE	108	108	13	\$233,920	\$236,100
BUYRN FARM NORTH	71	71	7.521	\$256,724	\$259,300
CARROLLTON	25	23	-0.56	\$318,988	\$326,100
CHELSEA PLACE	16	16	-0.59	\$310,825	\$310,800
CHRISTOPHER FARMS	300	300	5.000	\$384,229	\$384,150
COURT HOUSE FOREST	74	74	-0.91	\$225,264	\$223,650
COURT HOUSE FOREST N	22	22	-1.15	\$268,855	\$267,900
COURTHOUSE ESTATES AUGUSTA VIL	77	77	0.64	\$372,075	\$373,400
COURTHOUSE ESTATES Multi Neigh	1080	1080	5.352	\$313,127	\$311,600
COURTHOUSE WOODS CONDO	155	155	-2	\$231,577	\$231,900
CRESCENT CONDOS	138	138	-0.48	\$203,704	\$196,600
CROMWELL PARK	132	132	9.756	\$214,426	\$214,600
CULVER ACRES	28	28	6.733	\$243,271	\$238,900
CULVER WOODS	11	11	-0.17	\$218,518	\$220,600
DAM NECK ESTATES	305	305	9.473	\$204,564	\$201,200
DAM NECK ESTATES TOWNHOUSES	67	67	-0.54	\$142,469	\$145,900
DEWBERRY FARM	50	50	-0.05	\$368,896	\$363,850

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
EAGLES NEST	71	35	5.554	\$573,457	\$558,400
FARMERS COURT	12	12	-1.18	\$223,558	\$221,300
FIELDSTONE GLEN	82	82	-1.91	\$256,722	\$251,550
FOXFIRE	318	318	7.466	\$298,480	\$293,200
FOXFIRE DOWNS	312	312	4.473	\$200,205	\$202,000
GREENWOOD	52	52	1.684	\$305,240	\$305,750
Gun Hall Townhomes	18	18	0	\$213,311	\$214,300
GUNN HALL CONDO	44	44	14.18	\$181,811	\$165,550
GUNN HALL MANOR	23	21	13.65	\$183,533	\$169,700
HERITAGE PARK	256	256	1.368	\$571,605	\$563,000
HERON RIDGE ESTATES/OAK BREEZE	125	124	7.208	\$607,542	\$603,600
HIDDEN OAKS	47	46	2.379	\$315,226	\$322,200
HIGHCOURT	39	36	1.748	\$492,286	\$496,300
HIGHGATE GREENS/CROSSING	202	202	8.098	\$449,037	\$445,500
HIGHLAND ACRES	19	19	5.054	\$498,889	\$472,100
HIGHLAND MEADOWS	24	24	-0.04	\$355,375	\$350,700
HIGHLAND PARISH	81	80	8.254	\$428,943	\$437,000
HILLCREST FARMS	315	315	-0.81	\$310,972	\$312,300
HILLCREST LANDING	48	48	-0.22	\$379,871	\$377,700
HILLCRST MDWS/INDIAN RVR MDWS	61	61	-2.82	\$346,341	\$352,600
HOLLAND OAKS	92	92	10.72	\$283,376	\$284,300
HOLLAND PINES	178	178	-5.10	\$279,261	\$278,750
HOLLAND PINES W./SHELBURNE WDS	119	119	2.142	\$297,754	\$305,700
HOLLAND WOODS	82	82	11.35	\$261,718	\$267,350
HUNT CLUB FOREST and WEST	403	403	0	\$276,421	\$278,300

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
HUNTERS RUN	73	73	1.355	\$222,311	\$213,400
INDIAN RIVER FARMS	113	113	7.511	\$340,117	\$340,000
INDIAN RIVER PLANT	233	222	4.900	\$577,930	\$538,700
INDIAN RIVER WOODS	22	22	-7.15	\$426,027	\$424,950
KEMPSVILLE	140	107	8.371	\$185,812	\$159,050
KEMPSVILLE LAND USE	11	6	0.616	\$242,666	\$239,900
LAGOMAR	633	628	6.649	\$444,426	\$429,100
LAGOMAR SECTION 7	280	255	-4.77	\$557,237	\$543,900
LANDSTOWN LAKES TH	78	78	2.433	\$159,159	\$154,900
LANDSTOWN LAKES/COURT	370	370	12.74	\$243,048	\$237,150
LANDSTOWN MEADOWS	533	533	3.821	\$242,018	\$244,900
LITCHFIELD MANOR	70	70	3.680	\$407,934	\$418,550
LOTUS CREEK ONE CONDO	45	45	3.927	\$407,196	\$407,500
MALBON ACRES	52	52	-1.18	\$241,131	\$243,800
MATTHEWS GREEN	54	23	6.322	\$562,422	\$548,900
MAYBERRY	38	38	3.909	\$442,403	\$432,200
MIDDLE OAKS PLANT_CASON FARM	155	155	0	\$248,363	\$246,900
MORGANS WALKE	23	23	-0.07	\$395,535	\$397,000
NEW CASTLE	186	186	-0.91	\$281,146	\$271,700
OCEAN LAKES	1472	1472	6.466	\$227,540	\$223,900
OCEAN LAKES BERKSHIRE	64	64	4.502	\$219,638	\$218,850
OCEAN LAKES CONDO	168	168	0	\$101,879	\$104,300
OCEAN LAKES EAST	135	135	0	\$268,924	\$268,500
OCEAN LAKES NORTH	231	231	4.528	\$256,377	\$260,600
OCEAN LAKES TH	648	648	0.473	\$163,738	\$164,900

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
OCEAN LAKES WATERS EDGE	69	69	-0.38	\$259,072	\$261,700
OCEAN LAKES WEST	30	30	-1.14	\$311,180	\$312,200
P.A. CROSSING_BURYN FARM	111	111	2.432	\$364,018	\$365,600
PARKSIDE GREEN	249	249	0	\$192,896	\$195,600
PINE HURST ESTATES	35	35	-0.84	\$242,140	\$237,200
PINE MEADOWS	583	583	8.974	\$275,159	\$271,300
PINE RIDGE	266	266	2.688	\$315,808	\$315,750
PRINCE GEORGE ESTATES	85	84	3.956	\$387,493	\$389,100
PRINCESS ANNE	1102	736	7.197	\$305,723	\$257,350
PRINCESS ANNE QUARTER	75	75	-1.71	\$440,191	\$434,000
PRINCESS ANNE WOODS	126	126	5.922	\$440,118	\$437,400
PUNGO	1526	1234	-0.04	\$302,626	\$289,800
PUNGO LAND USE	485	198	0.636	\$313,548	\$288,800
PUNGO PUNGO FERRY LANDG	44	25	9.326	\$521,132	\$511,500
RED MILL FARM	508	507	2.941	\$268,102	\$265,600
RED MILL FARM MEADOWS	32	32	-5.78	\$299,831	\$299,900
RED MILL FARM NIMMO COURT	22	22	-0.54	\$412,782	\$410,900
RED MILL FARM SAWYER ESTATES	110	110	6.833	\$368,617	\$371,700
RED MILL FARM SOUTH SHORE EST	227	227	5.764	\$422,752	\$416,900
RED MILL FARM WILLOW RIDGE	152	152	-4.97	\$259,853	\$257,800
RED MILL FOREST	15	15	-0.48	\$340,367	\$339,600
RED MILL VILLAGE	128	128	0	\$183,895	\$184,200
RED MILL/FOX CHASE	523	521	0.481	\$269,107	\$268,800
RED MILL/SOUTH WOODS	197	197	10.30	\$360,026	\$357,000
RIVER OAKS	145	145	6.099	\$413,979	\$414,400

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
ROLLINGWOOD	90	90	6.265	\$408,293	\$405,550
SALEM ACRE/MEADOWRIDGE	12	12	4.144	\$423,083	\$408,000
SALEM LAKES	892	892	4.742	\$206,990	\$206,100
SANCTUARY FALSE CAPE	249	249	0	\$423,655	\$333,100
SANDBRIDGE	1157	1099	5.411	\$556,117	\$519,000
SANDBRIDGE DUNES	74	74	7.998	\$391,968	\$382,350
SANDBRIDGE OCEAN FRONT	237	226	8.595	\$1,041,442	\$946,100
SANDBRIDGE STATION	16	16	-5.9	\$226,300	\$226,700
SCOTLAND STREET	10	10	6.075	\$254,070	\$249,050
SEABOARD ACRES/FOREST	29	29	-0.53	\$479,276	\$462,400
SEASIDE AT SANDBRIDGE	12	12	-4.75	\$234,633	\$232,100
SHERWOOD LAKES	60	60	4.419	\$486,315	\$475,700
SHERWOOD LAKES CONDOS	115	115	-0.35	\$382,223	\$378,300
SHERWOOD LAKES TH	39	39	5.213	\$265,733	\$263,000
SOUTHGATE	368	368	13.49	\$321,693	\$319,950
STRAWBRIDGE	282	282	4.591	\$222,006	\$213,900
THREE OAKS	225	225	14.59	\$427,622	\$426,300
UPTON ESTATES	302	302	4.799	\$235,883	\$226,800
VICTORIA PARK	64	60	7.816	\$584,401	\$581,450
VILLAGE BEND	103	101	8.021	\$357,537	\$355,500
WELLINGTON AT DAM NECK	124	124	0	\$151,623	\$152,600
WEST NECK VILLAGE VILLAGE A	64	64	8.681	\$367,244	\$366,550
WEST NECK VILLAGE VILLAGE C	66	66	4.673	\$282,373	\$281,600
WEST NECK VILLAGE VILLAGE D	54	54	7.873	\$321,576	\$329,200
WEST NECK VILLAGE VILLAGE E	208	207	0	\$283,449	\$277,300

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
West Neck Village Village F	114	105	4.753	\$333,758	\$336,100
WEST NECK VILLAGE VILLAGE G-1	23	22	0.203	\$411,174	\$425,200
WOODS OF PINEY GROVE	104	101	0	\$252,381	\$259,250
WORDSWORTH VILLAGE	300	300	2.555	\$217,601	\$222,700

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

ROSE HALL

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
BUCKNER FARMS	778	778	5.902	\$283,334	\$282,550
CARDINAL ESTATES	254	211	0	\$104,828	\$103,200
CASTLETON	773	773	7.592	\$309,516	\$314,800
CHIMNEY HILL	826	826	2.009	\$183,916	\$186,100
CHIMNEY HILL CONDO	137	137	0.053	\$105,217	\$102,100
CHIMNEY HILL TH	380	380	0.175	\$123,299	\$123,200
COLONY ACRES	17	14	0.968	\$276,018	\$299,800
DAM NECK AREA	157	157	13.31	\$304,024	\$306,300
GREEN RUN SF COUNTRY PLACE	70	70	-1.7	\$199,529	\$198,200
GREEN RUN SF HUNTERS RUN	229	229	-1.99	\$197,506	\$191,900
GREEN RUN SF LEXINGTON COMMONS	72	72	5.143	\$180,990	\$180,200
GREEN RUN SF TANGLEWOOD	184	184	0.07	\$156,279	\$158,600
GREEN RUN SF THE CIRCLE (A)	321	321	-9.28	\$181,182	\$179,900
GREEN RUN SF THE CIRCLE (B)	206	206	-0.98	\$189,028	\$188,700
GREEN RUN SF WATERS EDGE	69	69	3.988	\$168,741	\$166,400
GREEN RUN SF WOODLAND ESTATES	161	161	-0.29	\$203,488	\$198,900
HOLLAND FARMS	111	111	14.36	\$194,514	\$191,700
HOLLAND HOUSE CONDOS	112	112	11.30	\$52,200	\$52,200
HOLLAND MEADOWS	140	140	-0.31	\$144,561	\$147,300
LAKE PLACID	578	578	0.532	\$216,980	\$215,550
LAKE PRINCESS ANNE	100	100	-27.3	\$71,890	\$71,800
LAKE PRINCESS ANNE CONDOS	104	104	3.046	\$81,200	\$81,200
LAKES	589	589	1.764	\$164,693	\$161,900
LAKES TH	197	197	-0.82	\$119,684	\$117,700
LAMPLIGHT MANOR	131	131	4.369	\$191,798	\$190,500

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

ROSE HALL

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
LARKSPUR MEADOWS KEESWICK COMM	80	80	0.612	\$170,391	\$161,200
LEXINGTON/BLEUEGRASS PARK	165	165	4.155	\$260,982	\$258,500
LEXINGTON/NICHOLS PARK	127	127	0.744	\$265,667	\$253,600
LEXINGTON/WOODLAND PARK	125	125	-3.69	\$206,261	\$205,000
MAGIC HOLLOW	501	501	-6.06	\$147,479	\$146,400
MAGIC HOLLOW SEMI-D	143	143	-7.41	\$119,134	\$123,800
MAGIC HOLLOW TOWNHOUSES	148	148	-2.87	\$104,887	\$103,350
OAK SPRINGS	266	266	0.022	\$218,437	\$217,300
OAK SPRINGS TOWNHOUSES	277	277	-7.83	\$129,457	\$127,200
PECAN GARDENS	355	345	2.187	\$156,302	\$154,600
PECAN GARDENS DUPLEX	22	22	-0.42	\$132,505	\$119,900
PECAN GARDENS HEJDO TERRACE	80	80	-0.53	\$109,930	\$108,300
PECAN GARDENS SEMI-DET	96	96	8.342	\$129,047	\$129,200
PECAN GARDENS TH	48	48	0.129	\$106,663	\$105,300
PECAN GARDENS TH-FLAT	133	133	0.048	\$92,261	\$96,800
PRINCESS ANNE GARDENS	178	178	-0.62	\$89,219	\$89,700
PRINCESS ANNE LAND USE	137	61	1.939	\$324,814	\$266,100
PRINCESS ANNE PLAZA KINGS ARMS	101	101	-0.79	\$99,071	\$98,900
PRINCESS ANNE PLAZA TH/SEC 4	94	94	-0.61	\$108,996	\$110,400
PRINCESS ANNE SQUARE	80	80	4.275	\$215,881	\$216,000
SALEM WOODS	1086	1086	6.263	\$282,617	\$287,200
SCARBOROUGH SQ/ADMIRALS_AMBERW	125	125	0	\$120,215	\$119,300
SCARBOROUGH SQUARE	497	497	7.371	\$99,947	\$101,000
TAPO MOBILE HOME	67	37	-6.39	\$31,792	\$26,700
TIMBERLAKE ASPEN	198	198	3.963	\$139,763	\$141,300

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2014/2015**

Date: 2/12/2014

ROSE HALL

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
TIMBERLAKE CINMNRDG/MISTYMDW	106	106	2.449	\$160,409	\$155,800
TIMBERLAKE DOMINION	72	72	-5.15	\$140,619	\$140,850
TIMBERLAKE GLEN WILLOW	99	99	0	\$174,011	\$170,900
TIMBERLAKE HOLLAND MEWS	32	32	0.884	\$109,850	\$109,800
TIMBERLAKE HOLLY TREE	163	163	-0.32	\$126,415	\$124,500
TIMBERLAKE SEC 1-12	404	404	2.417	\$190,779	\$185,900
TIMBERLAKE SEC 8-9	55	55	3.259	\$193,273	\$204,000
TIMBERLAKE THE COVE	23	23	0.691	\$141,278	\$140,300
TIMBERLAKE WATERS	44	44	2.718	\$142,407	\$144,700
TIMBERLAKE WILLOW WOOD	156	156	1.012	\$149,469	\$149,000
TOWNE SQUARE BATTERY PARK	140	140	2.856	\$195,248	\$193,400
TOWNE SQUARE CARRIAGE HOMES	144	144	1.916	\$201,619	\$197,700
TOWNE SQUARE PARK PLACE	199	199	1.639	\$243,230	\$245,400
VILLAS AT BELLAMY CONDOS	120	120	-6.4	\$157,067	\$156,700
WINDSOR FOREST	32	32	6.325	\$301,481	\$308,900
WINDSOR OAKS WEST	1034	1034	4.700	\$211,062	\$209,100
WINDSOR OAKS WEST HALIFAX	212	212	2.976	\$156,160	\$155,700
WINDSOR OAKS WEST TOWNHOUSES	320	320	5.845	\$128,411	\$124,700
WINDSOR WOODS	1528	1527	4.273	\$205,785	\$203,250
WOODSCAPE	113	113	2.385	\$127,288	\$130,200
WYND CREST CONDO	107	107	-1.25	\$216,321	\$218,600