

Average Percent  
of  
Assessment Change  
of  
Residential Neighborhoods  
by  
District

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Fiscal Year 2018-2019



# City of Virginia Beach

[VBgov.com](http://VBgov.com)

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

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

February 22, 2018

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 2018 to FY 2019. 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,

Ronald D. Agnor  
City Real Estate Assessor

RDA/trw

Attachments

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

**FY 2018/2019**

Date: 2/13/2018

**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	-1.59	\$116,697	\$110,700
AERIES ON THE BAY SF	29	29	1.980	\$427,648	\$441,600
AERIES ON THE BAY TOWNHOUSES	211	211	2.446	\$307,906	\$306,400
AMPHIBIOUS MANOR	52	51	2.409	\$193,344	\$190,650
ARAGONA VILLAGE	3003	2989	-0.22	\$179,800	\$177,600
BAYLAKE BEACH/PINES	335	329	1.64	\$537,341	\$429,900
BAYSIDE VILLAS	83	83	6.595	\$135,377	\$136,800
BAYVILLE COVE	18	18	-8.33	\$307,583	\$299,000
BAYVILLE GARDENS/PARK	200	197	2.315	\$209,034	\$196,400
BAYVISTA CONDOS	27	27	4.999	\$702,422	\$628,200
BONNEY/BAXTER ROAD	35	29	-6.26	\$125,909	\$114,900
BRADFORD ACRES	43	42	1.714	\$223,458	\$210,300
BRADFORD PARK	43	42	-0.05	\$203,193	\$185,500
BRADFORD TERRACE	68	68	2.820	\$204,588	\$194,100
BROADMEADOWS CONDO	16	16	4.715	\$117,700	\$117,700
BURTON STATION	32	13	6.155	\$130,146	\$127,900
CHES BCH BAY LAKE CONDO	50	50	0	\$204,156	\$204,200
CHES BCH BAY QUARTER CONDO	64	64	5.439	\$177,805	\$177,800
CHES BCH BAY WIND CONDO	15	15	4.946	\$174,853	\$173,000
CHES BCH HOLLIS ROAD CONDO	18	18	8.18	\$167,744	\$163,900
CHES BCH MARTINIQUE CONDO	13	13	-0.71	\$318,400	\$318,400
CHES BCH NORTH BEACH CONDO	60	60	2.031	\$179,315	\$180,900
CHES BCH WATERSPOINT	20	20	1.355	\$233,355	\$233,250

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

**FY 2018/2019**

Date: 2/13/2018

**BAYSIDE**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
CHES BCH/COASTALVW/TRANQUILITY	32	32	3.273	\$328,966	\$330,400
CHES BCH/PH STNLNDG/CHESBCHE	67	67	1.063	\$156,470	\$156,500
CHESA HOUSE ON THE BAY	120	120	3.003	\$220,861	\$209,450
CHESAPEAKE BEACH	606	558	2.689	\$477,362	\$438,200
CHESAPEAKE BEACH ATTACHED	401	398	1.593	\$395,809	\$361,400
CHESAPEAKE BEACH BAYSIDE CORP	18	18	6.295	\$238,456	\$235,600
CHESAPEAKE BEACH BEACH BAY CON	27	27	2.13	\$297,644	\$299,200
CHESAPEAKE BEACH DUPLEX	173	172	1.412	\$378,644	\$330,700
CHESAPEAKE BEACH WOODS OF CHES	25	25	-0.76	\$200,452	\$196,800
CHESAPEAKE BEACH/HARBOR OAKS	12	12	1.375	\$302,317	\$302,250
CHURCH POINT	185	185	-2.85	\$709,729	\$685,500
CHURCH POINT BISHOPS COURT	34	34	0.869	\$635,550	\$629,850
CHURCH POINT SECTION I	123	123	0.976	\$479,779	\$483,500
CHURCH POINT WATERFRONT	40	36	0.581	\$1,275,708	\$1,279,250
CORNERSTONE	255	255	-0.54	\$243,907	\$244,900
CRYSTAL PT/HERON ROOST	31	31	-1.59	\$573,526	\$495,200
CTRE GREEN CYPRESS PT COUNTRY	125	125	-0.16	\$201,334	\$200,600
CTRE GRN CYPRESS PT GRDN VILLA	80	80	2.916	\$150,300	\$150,200
CYPRESS POINT	149	149	-3.49	\$302,630	\$301,500
CYPRESS POINT COMMONS	70	70	2.226	\$144,501	\$144,200
CYPRESS POINT CUSTOM HOMES	229	227	-0.24	\$447,490	\$432,900
CYPRESS POINT DEFORD LTD	60	59	-4.51	\$335,093	\$335,100
CYPRESS POINT N MOORES POND	30	29	-0.81	\$382,803	\$382,700
CYPRESS POINT NORTH	117	117	-7.05	\$315,383	\$302,300

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

**FY 2018/2019**

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**BAYSIDE**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
CYPRESS POINT NORTH TOWNHOUSES	39	39	1.782	\$227,267	\$235,300
CYPRESS POINT TH	73	73	0.254	\$177,056	\$177,300
CYPRESS POINT TRADITIONS CONDO	174	174	-2.31	\$220,470	\$224,300
DIAMOND LAKE EST/ANTHONY HOMES	127	127	5.314	\$177,861	\$175,100
DIAMOND SPRING / GRDNWOOD PARK	761	760	0.22	\$181,315	\$169,900
DONATION SHORES	45	45	-0.31	\$497,962	\$464,600
FENTRESS TOWN	265	245	0.603	\$223,446	\$214,800
GARNETTS WATCH	40	40	-7.73	\$240,500	\$239,700
GOVERNOR SQUARE	71	71	-4.94	\$174,635	\$171,400
HAYGOOD ESTATE CONDOS	39	39	0.575	\$229,818	\$232,000
HAYGOOD POINT	284	284	1.302	\$374,321	\$358,650
HERMITAGE	99	99	0.808	\$144,211	\$144,700
HODGEMAN PLAT	85	80	-0.43	\$200,754	\$207,400
HUDGINS SHORES	45	45	-0.08	\$484,573	\$398,600
KEMPS COVE	18	18	-0.35	\$263,222	\$261,000
KEMPS LAKE CONDOS	64	64	5.698	\$173,864	\$174,600
KEMPS VILLAGE AT TOWN CENTER	63	62	-0.08	\$313,602	\$318,300
KEMPSVILLE LAKE	1409	1409	1.374	\$170,790	\$172,000
L & J GARDENS	137	132	0.435	\$240,971	\$237,800
LAKE EDWARD WESLEYAN FST/SD	76	76	1.209	\$124,592	\$126,000
LAKE FRONT VILLAGE	55	55	-3.73	\$112,593	\$110,600
LAKE SHORES	570	564	2.834	\$304,454	\$275,350
LAKE SMITH CONDOMINIUM	180	180	-0.49	\$128,959	\$129,200
LAKE SMITH TERRACE	546	546	-0.68	\$306,698	\$290,350

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

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NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
LAKEVIEW PARK	208	198	-0.08	\$329,845	\$289,150
LAKEVIEW SHORES	280	279	3.301	\$267,049	\$232,200
MARINERS LANDING	151	151	1.509	\$249,030	\$250,500
NEWSOME FARM HAYGOOD SQUARE	25	25	-1	\$217,948	\$213,600
NORTHERN VILLAGE	11	11	-0.24	\$320,145	\$316,600
NORTHRIDGE	369	369	0.477	\$114,212	\$115,200
OCEAN PARK	110	100	-0.07	\$593,967	\$453,250
OCEAN PARK CONDO	354	354	-0.17	\$418,790	\$399,250
OCEAN PARK DUPLEX	80	80	-0.04	\$343,246	\$316,100
OCEAN PARK/VINTAGE P_AVILLA CT	21	21	4.815	\$332,000	\$357,300
OLD DONATION FARM	41	41	-4.13	\$679,017	\$703,900
OLD DONATION MANOR	96	96	-0.15	\$340,256	\$333,100
OLD DONATION TOWNHOUSE	28	28	3.294	\$181,229	\$181,900
PELICAN DUNES CONDO	69	68	0.470	\$387,214	\$380,200
PELICAN DUNES SF	120	116	-0.13	\$392,558	\$382,100
PEMBROKE CROSSING COND	88	88	4.292	\$118,291	\$119,200
PEMBROKE MANOR	822	821	4.195	\$216,407	\$207,450
PEMBROKE MEADOWS	512	512	-1.36	\$274,585	\$256,750
PEMBROKE TH	180	180	-4.54	\$150,044	\$146,650
PIER POINTE LDG CONDO	85	85	3.397	\$74,375	\$80,800
POCAHONTAS VILLAGE	356	356	0.974	\$193,766	\$187,100
REID TOWN	31	27	2.269	\$263,352	\$284,200
RESIDENCES AT WESTIN	120	120	0	\$432,463	\$396,850
RIDGELY MANOR/BELMEADE	158	158	3.82	\$321,403	\$322,750

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**BAYSIDE**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
RIDGELY MANOR/FARRCROFT	172	172	1.047	\$178,720	\$178,400
RIDGELY MANOR/GRACE HILL	112	112	3.791	\$210,938	\$211,900
RIDGELY MANOR/NORTH SHORE	176	116	0.631	\$663,074	\$634,800
RIDGELY MANOR/SOUTHMOOR VLG	276	276	-2.58	\$144,530	\$146,800
RIDGELY MANOR/WESTBRIAR	174	174	2.735	\$238,255	\$237,300
SAW PEN POINT	94	92	-0.06	\$727,727	\$628,250
SAW PEN POINT BAY HILL	21	20	-2.25	\$709,186	\$692,400
SAW PEN POINT WITCHDUCK FARMS	29	28	-0.08	\$535,279	\$529,000
SHELL COVE CONDO	11	11	7.483	\$358,182	\$372,400
STAPLESMILL CHASE	126	126	0.854	\$126,819	\$123,600
STUDIO 56 CONDOMINIUM	56	56	1.999	\$185,598	\$180,350
SUMMERSET/GARNETT POINT LAKES	110	110	-0.18	\$221,409	\$222,800
THOROUGHGOOD COLONY	150	150	-0.19	\$190,603	\$187,500
THOROUGHGOOD ESTATES	143	143	3.876	\$427,250	\$420,800
THOROUGHGOOD/BLACKTHORNE	909	903	1.375	\$453,942	\$370,100
THREE SHIPS LANDING	48	48	1.45	\$346,267	\$347,850
VILLAGE SPRINGS CONDO	49	49	-9.36	\$80,557	\$82,400
VILLAS AT LAKE LAWSON	30	30	2.017	\$261,830	\$267,400
WATER OAKS CONDOMINIUM	24	24	-2.37	\$442,617	\$457,700
WATER OAKS CONDOS B	28	28	-0.46	\$325,475	\$324,200
WHITAKER PLACE	23	23	-0.003	\$286,504	\$289,500
WISHART COVE	96	96	2.979	\$501,460	\$437,400
WISHART LAKE	23	23	-0.62	\$513,961	\$469,300
WITCHDUCK	139	128	-2.41	\$767,463	\$676,350

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
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**FY 2018/2019**

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**BAYSIDE**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
WITCHDUCK ARMS TH	24	24	2.299	\$203,396	\$200,900
WITCHDUCK COURT	16	16	3.728	\$266,394	\$255,100
WITCHDUCK LAKE CONDOS	196	196	0.429	\$244,839	\$251,900
WITCHDUCK LANDING	110	110	-0.46	\$208,946	\$202,850
WITCHDUCK WOODS CONDO	100	100	-0.17	\$204,033	\$207,050
WITCHGATE COURT CONDO	16	16	-2.69	\$101,200	\$101,200



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

**FY 2018/2019**

Date: 2/13/2018

**BEACH**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
3800 OCEANFRONT CONDO	50	50	0	\$358,124	\$353,150
921 OCEANS CONDO	24	24	0	\$806,733	\$810,850
BAY BREEZE CONDO/ HERONS LDG	34	34	0	\$254,894	\$255,300
BAY COLONY WATERFRONT	173	166	-0.39	\$1,753,858	\$1,598,200
BEACONS REACH	52	52	-4.64	\$198,969	\$195,650
BIRDNECK ACRES	36	35	0.04	\$392,561	\$360,600
BIRDNECK COMMON CONDOS	23	23	5.839	\$186,304	\$188,900
BIRDNECK FOREST/SEATAACK BRDWDS	22	22	-0.10	\$376,227	\$381,000
BIRDNECK LAKE	185	185	2.341	\$368,176	\$359,700
BIRDNECK NORTH CONDO	104	104	5.695	\$173,675	\$173,700
BIRDNECK VILLAS	72	72	6.047	\$158,086	\$154,800
BROCKS BRIDGE	15	10	5.693	\$121,920	\$126,200
BROOKGREENE COMMONS	87	87	3.86	\$240,503	\$239,600
CAVALIER RESIDENCES	90	46	2.842	\$919,900	\$856,050
CHELTENHAM SQUARE	81	81	2.697	\$260,396	\$261,500
CHESOPEIAN COLONY	264	263	11.54	\$520,820	\$488,200
CHESTERFIELD STATION	100	100	6.115	\$100,960	\$100,500
COLONNADE	35	35	4.322	\$205,294	\$217,600
COQUINA A CONDOMINIUM	61	61	2.299	\$220,644	\$216,000
COVE AT GREAT NECK	32	32	-0.19	\$191,053	\$209,150
CRAWFORD PLACE	12	11	0	\$238,308	\$177,900
CRIPPLE CREEK TH	29	29	0.196	\$135,945	\$130,400
CROATAN	235	226	4.026	\$722,978	\$643,500
CROATAN BEACH	222	218	-0.44	\$701,274	\$691,300

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

**FY 2018/2019**

Date: 2/13/2018

**BEACH**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
CROATAN BEACH/ATLANTIC AVE	72	63	-0.12	\$1,980,133	\$2,030,100
DEERWOOD TRACE	159	159	2.724	\$159,014	\$155,200
DOLPHIN RUN CONDO	110	110	3.000	\$375,298	\$343,800
DOYLETOWN	132	127	2.478	\$187,356	\$184,300
DOYLETOWN DUPLEX/CONDO	49	49	12.37	\$287,473	\$210,600
EDGEWATER CONDOMINIUMS	55	55	2.997	\$303,956	\$303,000
EGRET LANDING	41	41	4.107	\$139,237	\$131,400
EUREKA PARK	42	42	3.952	\$174,062	\$164,250
GATEWOOD PARK	87	74	-2.28	\$199,259	\$178,200
GATEWOOD PARK DUPLEX	30	30	7.742	\$193,527	\$187,250
GAY DRIVE/BAYWAY RD	12	11	4.734	\$282,075	\$304,900
GLENEAGLE CONDOMINIUM	36	36	8.861	\$170,122	\$176,900
GREAT NECK GROVE	144	144	2.29	\$156,397	\$157,000
HARBOUR POINT	120	45	-0.09	\$776,882	\$643,500
HARBOUR POINT CONDO	172	172	2.048	\$229,277	\$223,800
HERONS COVE	192	192	-0.47	\$177,369	\$182,700
HIDDEN SHORES CONDO	28	28	-10.1	\$175,279	\$176,250
HILLTOP MANOR	212	211	9.424	\$230,275	\$227,750
HILLTOP SOUTH	93	93	-0.39	\$129,456	\$128,800
HOLLY DUNES	19	19	0.641	\$400,916	\$403,900
HUNTWICK CONDOMINIUM	20	20	4.104	\$571,440	\$547,850
HUTTON TERRACE	19	19	-0.24	\$136,211	\$137,400
KENSTOCK	116	115	-0.61	\$336,092	\$336,650
KINGSWOOD SQUARE	26	24	-4.99	\$165,419	\$161,350

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
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**FY 2018/2019**

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**BEACH**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
LAFONDA CONDOMINIUM	22	22	5.541	\$91,600	\$96,500
LIGHTHOUSE POINT CONDO	30	30	0	\$354,807	\$337,050
LINK HARBOUR CONDO	48	48	-0.02	\$283,915	\$280,500
LINKHORN CREST CONDO	31	31	-3.79	\$339,094	\$339,400
Linkhorn/Lk Pt/Fremac Area	28	28	-0.91	\$176,296	\$185,000
LONDON BDG/FAIR LADY/BRKGRN CM	41	41	2.294	\$316,385	\$317,400
LONDON BRDG XNG/EVERGREENS	73	73	1.823	\$383,853	\$385,700
LONDON BRIDGE	51	36	8.463	\$208,983	\$179,850
LONDON BRIDGE MANOR	28	28	-0.26	\$165,307	\$162,950
LONDON POINTE	64	64	1.451	\$146,369	\$153,600
LYNN RIVER COMMON	103	103	9.605	\$149,897	\$145,500
LYNN WDS/FST/MDWGLEN	331	330	2.425	\$277,516	\$285,900
LYNNHAVEN HEIGHTS	53	48	-0.62	\$202,723	\$200,200
MAXEY MANOR	29	27	5.484	\$232,731	\$260,100
NOTTINGHAM ESTATES	56	56	3.939	\$270,671	\$264,300
NOTTINGHAM SOUTH	31	31	2.739	\$320,542	\$319,400
OCEAN HILLS	60	60	3.486	\$466,937	\$468,050
OCEAN WAY CONDOMINIUM	58	58	0	\$354,109	\$324,200
OCEANA BARTOW	28	22	0	\$173,207	\$175,400
OCEANA BEECHWOOD GARDENS	34	30	6.322	\$231,400	\$249,250
OCEANA BELLS/CREDLE DPLX	39	37	-0.07	\$151,954	\$146,600
OCEANA BELLS/CREDLE SF	37	28	5.941	\$202,705	\$198,100
OCEANA CONDO	101	99	11.95	\$206,118	\$213,300
OCEANA DUPLEX	162	111	2.104	\$192,042	\$179,400

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NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
OCEANA EAST	153	109	-1.08	\$160,007	\$155,200
OCEANA VILLAGE	202	198	-3.16	\$165,760	\$154,900
OCEANA WEST	227	170	-0.15	\$196,618	\$182,100
OCEANS CONDOMINIUM	224	224	6.019	\$341,172	\$369,750
OCEANS II CONDOMINIUM	42	42	2.985	\$120,012	\$117,900
OCEANSIDE CONDOMINIUM	54	54	0	\$522,267	\$482,700
OCONEE POINT TH	10	10	7.203	\$197,210	\$189,800
OLD BEACH VILLAGE	62	62	6.751	\$332,068	\$321,400
PACIFIC SOUTH CONDO	117	117	4.078	\$229,871	\$232,800
PARK PLACE	122	122	3.242	\$365,512	\$369,500
PINEWOOD GARDENS	165	165	-0.03	\$192,615	\$184,100
POINT O WOODS	277	277	2.859	\$270,209	\$274,200
PRINCESS ANNE PLAZA TH/SEC 1	94	94	5.048	\$95,130	\$89,350
REAGAN WOODS	26	26	9.517	\$195,450	\$194,800
REDWING SINGLE FAMILY	470	470	-2.45	\$202,194	\$196,250
REDWING/SEMI-DET	131	131	4.059	\$181,484	\$182,200
RETREAT BY THE SEA	56	56	16.02	\$134,104	\$137,100
RIA-MAR A CONDOMINIUM	15	15	0	\$317,220	\$310,200
RIVER COVE POINT CONDO	138	138	-0.007	\$155,722	\$162,400
RIVER SHORE CONDO	56	56	-8.85	\$166,363	\$164,300
ROSEGATE	51	51	-1.00	\$147,845	\$148,900
RUDEE HEIGHTS	97	93	9.7	\$475,621	\$375,500
S BIRDNECK RD CONDO	10	10	-0.79	\$279,020	\$220,100
S LYNNHAVEN CONDOS	328	328	-0.21	\$75,208	\$74,900

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
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**BEACH**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
S VA BEACH 19TH ST C	24	24	0	\$67,900	\$67,900
S VA BEACH ATLANTIC	28	28	1.975	\$291,050	\$290,300
S VA BEACH BALTIC PL	14	14	-1.43	\$207,200	\$207,200
S VA BEACH BEACH LANE TH	10	10	3.58	\$182,590	\$182,400
S VA BEACH BEACHWOOD	16	16	-7.48	\$192,188	\$196,700
S VA BEACH BON A VENTURE	13	13	10.63	\$145,062	\$144,100
S VA BEACH BREEZEWOOD	22	22	6.011	\$136,127	\$135,400
S VA BEACH CAPTAINS	54	54	-8.27	\$154,824	\$153,400
S VA BEACH CYPRESS RESERVE	18	18	0	\$325,783	\$321,900
S VA BEACH GULLS CONDO	10	10	-0.08	\$114,220	\$114,300
S VA BEACH HOLLY BEND	48	48	-13.8	\$199,040	\$193,650
S VA BEACH LAKE STATION	32	32	0.972	\$196,028	\$196,800
S VA BEACH MARSH CREEK	24	24	6.606	\$169,050	\$169,100
S VA BEACH OCEAN PINES	29	29	-9.62	\$146,741	\$146,900
S VA BEACH OCEAN PLACE	12	12	-6.31	\$230,958	\$230,300
S VA BEACH PAVILION	55	55	-3.25	\$98,102	\$98,300
S VA BEACH PINE TOPS	24	24	0.088	\$199,583	\$188,950
S VA BEACH RUNNINGTON	32	32	4.221	\$167,900	\$167,900
S VA BEACH SALTMEADOW BAY	17	17	-0.02	\$409,065	\$410,700
S VA BEACH SEA POINT	24	24	0	\$139,900	\$139,900
S VA BEACH SEACOURT	12	12	9.051	\$154,925	\$152,300
S VA BEACH SEACREST	16	16	0	\$129,406	\$123,950
S VA BEACH SEAPINES	38	38	1.034	\$162,811	\$164,700
S VA BEACH SHADOWLAWN	16	16	0	\$101,225	\$100,900

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

**FY 2018/2019**

Date: 2/13/2018

**BEACH**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
S VA BEACH SHOREHAM	72	72	7.265	\$157,322	\$156,900
S VA BEACH SILVERLAKE	10	10	-11.9	\$171,590	\$171,850
S VA BEACH SOLAR PLACE	10	10	0	\$142,090	\$140,300
S VA BEACH SUMMERS POINT	24	18	0	\$171,975	\$190,950
S VA BEACH TENBEE CHASE	20	20	0	\$182,830	\$179,100
S VA BEACH TOWNHOMES	61	61	2.95	\$251,639	\$263,400
S VA BEACH WOODLAND	12	12	7.077	\$139,700	\$139,000
S VA BEACH WOODLYN S	25	25	5.944	\$118,840	\$122,800
S VA BEACH/ATLANTIC PALISADES	16	16	0	\$394,638	\$394,400
S VA BEACH/COASTAL WALK	16	16	-2.04	\$208,888	\$204,700
S VA BEACH/OCEAN TRACE CONDOS	60	60	-2.40	\$133,643	\$140,500
S VA BEACH/PLAYA RANA	42	42	5.376	\$218,086	\$223,200
S VA BEACH/SEAHORSE COVE	10	10	0	\$426,100	\$441,750
S VA BEACH-S	521	454	0.850	\$353,768	\$350,300
S VA BEACH-S APTS	42	42	7.947	\$416,060	\$406,400
S VA BEACH-S BEAN GARDEN	17	17	0.066	\$400,247	\$434,500
S VA BEACH-S CONDOS	351	346	-4.57	\$323,736	\$327,300
S VA BEACH-S DUPLEX	112	112	-3.49	\$289,479	\$279,100
S VA BEACH-S WOODLAND	85	77	2.614	\$276,976	\$295,900
SALT MARSH POINT ATTACHED	151	151	-0.08	\$236,032	\$233,900
SALT MARSH POINT SF	79	79	-0.30	\$341,849	\$342,100
SEA PINES CONDO	22	22	-0.06	\$371,759	\$371,700
SEABRIDGE SQUARE	85	85	3.074	\$124,281	\$126,600
SEASCAPE CONDOMINIUM	10	10	0	\$439,120	\$439,100

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

**FY 2018/2019**

Date: 2/13/2018

**BEACH**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
SEATAACK CONDOS	12	12	-0.01	\$223,075	\$220,950
SEATAACK DUPLEX	12	12	-0.39	\$216,625	\$227,800
SEATAACK SF	390	324	-0.4	\$218,418	\$209,900
SEATAACK/TOWNHOUSE	17	17	0	\$245,765	\$246,300
SELDEN HALL CONDO	18	18	0	\$339,844	\$342,300
SHADOW LAWN 1001 INDIAN AVE	30	30	0	\$89,463	\$89,550
SHADOW LAWN BEACH CLUB II	64	64	11.56	\$108,100	\$108,100
SHADOW LAWN CABANA SOUTH	50	50	3.572	\$204,870	\$222,800
SHADOW LAWN LANDS END CONDO	284	284	-0.62	\$160,606	\$149,300
SHADOW LAWN MISC CONDOS	98	98	4.442	\$298,255	\$300,750
SHADOW LAWN OCEAN VILLAS	13	13	18.24	\$152,538	\$148,200
SHADOW LAWN RUDEE INLET CONDO	12	12	2.989	\$330,750	\$323,200
SHADOW LAWN SAWGRASS CONDO	120	120	5.319	\$147,726	\$147,800
SHADOW LAWN SF	904	865	2.305	\$390,003	\$358,650
SHADOW LAWN SOUTHWINDS	101	101	1.155	\$112,777	\$109,600
SHADOW LAWN TOWNHOUSES	102	101	2.591	\$175,428	\$169,200
SHADOW LN MEDITERRANEAN VILL	10	10	0	\$120,900	\$120,900
SHADOW LN RUDEE VILLAS CONDO	40	40	-8.96	\$131,000	\$131,800
SOUTH VIRGINIA BEACH S WOODLAN	14	14	-0.29	\$236,429	\$240,700
SQUIRE LAWNS/WHISPERING PINES	40	40	2.293	\$161,698	\$154,800
THE KAMLA A CONDO	15	15	7.999	\$353,380	\$368,300
TRIPLE OAKS CONDO	46	46	0.018	\$122,983	\$121,500
VIRGINIA VILLAGE CONDO	100	100	3.732	\$120,582	\$116,400
WASHINGTON SQUARE TOWNHOUSES	634	632	2.597	\$153,813	\$152,550

**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT  
FY 2018/2019**

Date: 2/13/2018

**BEACH**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
WOLFSNARE ACRES	93	91	0.165	\$308,338	\$294,300
WOODS AT LONDON BRIDGE	360	360	3.016	\$153,198	\$152,500



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

**FY 2018/2019**

Date: 2/13/2018

**CENTERVILLE**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
ADAMS GLEN	37	37	-0.45	\$330,632	\$323,500
ALEXANDRIA	1014	1014	7.022	\$248,384	\$251,900
BEECHWALK LANDING	24	24	5.233	\$224,154	\$224,500
BELLAMY PLANTATION	95	95	-3.28	\$342,823	\$346,800
BELLAMY PLANTATION JF	66	66	3.998	\$313,036	\$305,050
BELLAMY PLANTATION MICHAEL LEE	37	37	1.308	\$308,519	\$310,000
BELLWOOD ESTATES	183	181	4.165	\$371,206	\$372,000
BELLWOOD FOREST	27	26	3.3	\$431,648	\$433,600
BENTLEY GATE	142	142	4.379	\$352,198	\$349,650
BENTLEY PARK	174	174	0.603	\$399,753	\$400,300
BRIGADOON PINES/FOXON WDS	546	546	1.105	\$282,705	\$281,750
BRIGADOON/COUNTRY HAVEN	892	891	2.112	\$255,376	\$256,650
BUCKNER WOODS	160	160	4.322	\$129,378	\$131,400
CHARLESTOWNE LAKES	375	375	5.619	\$244,794	\$241,900
CHARLESTOWNE LAKES SO R5D	304	303	-2.11	\$216,999	\$217,450
CHARLESTOWNE LAKES SO R75	283	283	2.964	\$249,275	\$245,600
CHARLESTOWNE WOODS/EAST	152	152	3.876	\$267,555	\$264,100
CHARLESTWN/TALLWOOD/GWEN MDWS	280	279	5.145	\$238,111	\$228,400
COLLEGE PARK	480	480	1.420	\$224,224	\$224,100
COLLEGE PARK TH	225	225	2.183	\$136,096	\$132,500
COMMONS	120	120	2.225	\$214,982	\$213,550
COVENTRY	263	263	0.968	\$278,253	\$274,500
EAGLE COVE	26	26	2.509	\$413,096	\$413,200
GLENWOOD	1764	1764	1.959	\$277,180	\$280,500

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

**FY 2018/2019**

Date: 2/13/2018

**CENTERVILLE**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
GLENWOOD CONDOS	312	312	3.414	\$112,802	\$108,200
GLENWOOD GLENWOOD GREEN	72	72	-0.63	\$169,668	\$170,700
GLENWOOD LINKS	56	55	3.021	\$326,563	\$327,000
GLENWOOD PLACE/ROSE GLEN MANOR	54	54	2.363	\$336,617	\$339,350
GLENWOOD VILLAGE	19	19	0.121	\$334,305	\$335,800
GREEN RUN CONDOS	276	276	4.628	\$84,254	\$84,400
GREEN RUN TH	1553	1553	5.209	\$127,712	\$127,500
INDIAN LAKES CONDOS	427	427	-0.46	\$102,592	\$100,800
INDIAN LAKES SF (2)	1004	1004	0.287	\$203,884	\$203,800
INDIAN LAKES TH	797	797	5.066	\$149,163	\$148,600
INDIAN LKS COBBLESTONE PTS W	150	150	3.002	\$129,899	\$129,700
INDIAN POINTE @ ROSE GLEN	55	55	-0.12	\$355,822	\$341,800
INDIAN RIVER RD	27	14	4.285	\$192,628	\$160,000
INFINITY	40	40	3.054	\$306,188	\$304,150
KEMPS & CNTVLE ARTERY	23	19	1.584	\$199,030	\$176,800
KEMPSVILLE CROSSING	59	59	-0.03	\$280,532	\$277,900
KEMPSVILLE PLANTATION	66	66	2.8	\$326,514	\$328,050
LAKE CHRISTOPHER	363	363	2.571	\$283,636	\$275,000
LEVEL GREEN SEMI-DETACHED	86	86	4.137	\$147,184	\$145,200
LEVEL GREEN SITE 1 & 2 SF	282	282	4.179	\$218,274	\$219,050
LEVEL GREEN SITE 3 SF	111	111	5.617	\$219,069	\$218,200
Level Green Th/Owl Ct	332	332	7.721	\$135,468	\$133,000
LEVEL GRN PINEWOOD/VILLAGES TH	247	247	5.881	\$136,502	\$134,000
ORCHARD AT GLENWOOD/CHES.HOMES	95	95	0.024	\$342,772	\$338,500

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

**FY 2018/2019**

Date: 2/13/2018

**CENTERVILLE**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
RIVERLAKE	42	42	3.551	\$330,314	\$330,800
ROCK CREEK	810	810	4.702	\$235,096	\$236,050
ROSEMONT FOREST	1136	1136	4.398	\$217,340	\$214,900
ROSEMONT FOREST SEMI DET	452	452	0.782	\$174,893	\$172,700
ROSEMONT FOREST TOWNHOUSES	657	657	5.353	\$136,486	\$136,100
SALEM CT CONDOS	28	28	2.206	\$122,307	\$122,400
SALEM LAKES TH	244	244	3.190	\$146,092	\$144,700
SALEM VILLAGES	316	316	6.024	\$203,504	\$201,500
SOUTHAMPTON & SEASONS AT SALEM	110	110	4.405	\$245,136	\$242,800
SPENCE CROSSING CROFTON	141	141	4.034	\$237,621	\$237,700
SPENCE CROSSING FERNHILL	110	110	2.084	\$199,533	\$198,600
SPENCE CROSSING HALSTEAD	45	45	7.004	\$386,402	\$381,300
SPENCE CROSSING MALLORY	22	22	1.835	\$273,950	\$269,900
SUNSTREAM PARK SEMI DET	211	211	4.916	\$180,743	\$176,400
SUNSTREAM PARK SF	102	102	1.230	\$201,465	\$200,500
TARLETON OAKS GABLES/RESERVES	294	294	1.427	\$188,482	\$163,100
WOOD BRIDGE POINTE	626	626	1.763	\$364,790	\$361,850
WOOD BRIDGE POINTE TOWNHOMES	182	182	3.400	\$222,329	\$221,300
WOODHAVEN	45	44	-4.55	\$178,947	\$168,000
WYNDAMERE	197	197	4.43	\$240,435	\$242,300

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

**FY 2018/2019**

Date: 2/13/2018

**KEMPSVILLE**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
ACREDALE	293	292	0.852	\$231,761	\$219,800
AMHURST	59	59	0	\$183,146	\$177,900
AMHURST TOWNHOUSES	154	154	0.680	\$105,442	\$105,700
ARROWHEAD	747	747	2.421	\$223,401	\$212,700
ARROWHEAD TOWNHOUSES	164	164	3.452	\$137,043	\$135,100
AVALON	245	240	0.521	\$273,290	\$260,000
AVALON HILLS	119	119	3.631	\$224,502	\$219,600
AVALON WOODS OF AVALON	188	188	-0.10	\$262,010	\$265,350
BALLYLINN SHORES	191	189	1.134	\$279,302	\$226,500
BAYSIDE PLACE/ESTATES	55	55	5.972	\$285,713	\$282,600
BELLAMY MANOR EAST	55	55	-1.72	\$361,924	\$341,700
BELLAMY MANOR ESTATES	389	388	1.512	\$327,209	\$325,100
BELLAMY MANOR ESTATES SEC 5	97	97	-0.14	\$361,454	\$359,000
BELLAMY MANOR SEC B1	41	40	4.006	\$286,656	\$294,300
BELLAMY MANOR SEC C	244	244	-0.30	\$315,872	\$303,500
BELLAMY MANOR-N	156	155	4.953	\$262,594	\$265,050
BELLAMY WOODS	313	313	1.021	\$404,221	\$397,900
BIRNAM WOODS/MEADOWS	113	113	1.151	\$251,406	\$251,200
BONNEY'S QUAY	57	57	2.597	\$205,025	\$186,600
BOULEVARD MANOR	59	59	1.038	\$146,500	\$143,800
BRANDON	179	179	4.052	\$265,277	\$266,000
BRANDON SEMI-D	624	624	1.836	\$185,659	\$185,550
BRENNEMAN FARM CONDO	148	148	-3.5	\$136,725	\$136,900
BROOKEFIELD CROSSING	42	42	-0.29	\$313,331	\$312,450

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

**FY 2018/2019**

Date: 2/13/2018

**KEMPSVILLE**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
BROOKSIDE CONDOMINIUM	184	184	3.001	\$71,115	\$72,150
CAMPUS EAST TOWNHOMES	773	773	6.18	\$135,288	\$137,000
CAROLANNE FARM/POINT	652	650	0.124	\$229,025	\$221,650
CAROLYNNE GARDENS	20	20	0.685	\$219,700	\$218,550
CARRIAGE MILL TH	121	121	-0.53	\$194,038	\$202,300
CEDAR HILL	256	256	0.006	\$232,525	\$228,900
CHARTER LAKES CONDOS	28	28	0.938	\$141,093	\$143,900
CHARTER LAKES TOWNHOUSES	79	79	1.064	\$154,149	\$148,800
CHATHAM HALL CHATMOSS	109	109	1.74	\$257,276	\$255,700
CHATHAM HALL PHASE 4-5-6	334	334	3.319	\$219,806	\$217,900
CHATHAM HALL SUTTON PLACE	40	40	2.261	\$282,028	\$278,000
CHATHAM LANDING	11	11	1.174	\$332,964	\$333,600
CORAL HEIGHTS	12	12	-4.10	\$206,833	\$207,300
DIAMOND HILL CONDO	10	10	-1.45	\$302,210	\$304,300
DIAMOND SPRINGS CONDO	84	84	8.897	\$100,771	\$100,500
DRIFT TIDE CONDOMINIUM	170	170	-1.5	\$87,115	\$86,300
DUNBARTON	228	228	3.612	\$267,962	\$264,950
ELIZABETH RIVER SHORES	110	108	2.154	\$222,904	\$204,450
ENGLYSHE AVALON	23	23	0.263	\$415,630	\$403,000
FAIR MEADOWS	163	156	1.401	\$200,244	\$191,900
FAIRFIELD	765	765	3.695	\$335,604	\$330,600
FAIRFIELD FOREST/SHRS	141	141	3.752	\$383,330	\$379,700
FAIRFIELD GDNS CONDO	156	156	-3.15	\$141,681	\$141,600
FAIRFIELD MILL	46	46	-4.61	\$180,746	\$182,200

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

**FY 2018/2019**

Date: 2/13/2018

**KEMPSVILLE**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
FAIRWAYS	55	55	-1.46	\$192,780	\$192,700
FOX RUN	274	274	4.940	\$273,550	\$271,050
GABLES AT BELLAMY	95	95	1.769	\$189,364	\$189,100
GRAND LAKE	145	145	0.906	\$113,392	\$117,300
GRAYSON POND	79	79	9.046	\$205,213	\$219,900
HAVEN ESTATES	93	93	1.320	\$192,094	\$186,900
HAVEN HEIGHTS	102	102	3.658	\$256,421	\$249,100
HESTER PROPERTY	28	28	0.057	\$194,700	\$195,250
HOMESTEAD	230	229	1.570	\$248,169	\$240,800
HUNT CLUB CONDOMINIUM	24	24	-1.7	\$126,054	\$125,500
HUNTINGTON	381	380	1.525	\$226,803	\$222,600
HUNTS POINTE	55	55	2.87	\$421,860	\$427,800
INDIAN LAKES SF (1)	550	550	2.376	\$251,172	\$250,400
INDIAN RIVER	129	129	2.857	\$159,801	\$152,600
JAMESTOWNE	204	204	-0.66	\$154,286	\$154,450
JAMESTOWNE/STONEBROOK	159	159	0.65	\$138,613	\$141,500
JONATHANS COVE	30	29	3.763	\$413,730	\$415,900
KEMPSHIRE MANOR	104	104	3.752	\$162,550	\$159,500
KEMPSVILLE COLONY	179	178	-0.24	\$236,303	\$239,200
KEMPSVILLE GARDENS	35	33	1.736	\$205,994	\$209,400
KEMPSVILLE GREENS 4ST-CONDOS	48	48	-1.36	\$143,444	\$141,400
KEMPSVILLE GREENS THE GABLES	197	197	0.943	\$176,383	\$176,300
KEMPSVILLE GREENS TOWNHOUSES	148	148	-3.02	\$259,728	\$251,850
KEMPSVILLE HEIGHTS	165	162	1.720	\$256,588	\$245,900

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

**FY 2018/2019**

Date: 2/13/2018

**KEMPSVILLE**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
KEMPSVILLE MANOR	51	50	2.865	\$220,812	\$215,000
LAKE CYPRESS CONDO	132	132	6.551	\$135,117	\$137,400
LAKE EDWARD	776	776	8.690	\$104,956	\$103,800
LAKEVILLE ESTATES	197	197	1.370	\$219,087	\$213,300
LARK DOWNS	170	170	3.959	\$243,874	\$238,850
LARKSPUR	542	538	-0.17	\$311,152	\$311,950
LARKSPUR FARMS	43	43	1.61	\$385,626	\$383,300
LARKSPUR GREENS BOYD/WDBRIDGE	78	78	2.949	\$179,528	\$178,050
LARKSPUR GREENS SF	248	248	-1.17	\$241,223	\$239,800
LARKSPUR MEADOWS	195	195	1.626	\$343,182	\$336,700
LAWSON FOREST	124	123	-0.18	\$224,815	\$218,950
LAWSON HALL CONDOS	64	64	2.513	\$253,900	\$253,900
LE COVE	100	97	-0.25	\$336,694	\$317,850
LEGACY AT BAKER CONDO	56	56	1.201	\$244,979	\$241,200
LK JAMES/CARRIAGE MILL	291	291	7.394	\$344,041	\$343,900
LYNBROOK LANDING	412	412	11.56	\$117,792	\$118,800
LYNBROOK LANDING SF	187	187	7.455	\$205,961	\$202,200
MACDONALD PARK	66	64	-0.96	\$180,255	\$175,000
MADISON LANDING	13	13	0	\$213,177	\$222,600
NEWLIGHT	217	197	0.723	\$228,451	\$212,100
NEWLIGHT (NEWER AREAS)	130	130	1.696	\$325,808	\$323,300
NEWPOINTE CONDO	424	424	2.919	\$54,634	\$53,600
NEWSOME FARM	172	146	5.240	\$224,596	\$208,100
NEWSOME FARM/DIAMOND COMMONS	45	45	5.727	\$231,818	\$231,700

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

**FY 2018/2019**

Date: 2/13/2018

**KEMPSVILLE**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
OAKENGATE	21	21	-3.63	\$292,871	\$304,500
PARLIAMENT VILLAGE	252	252	-0.31	\$138,917	\$139,100
POINT O VIEW	229	228	0.747	\$272,485	\$256,900
POWHATAN HEIGHTS	98	98	1.605	\$203,836	\$196,150
PROVIDENCE LANDING	32	32	-0.69	\$249,238	\$246,750
PROVIDENCE POINTE	76	75	-6.86	\$123,576	\$130,000
QUEEN CITY	48	33	-0.41	\$88,039	\$57,500
RIDGLEA	122	122	2.686	\$243,509	\$240,650
RIVERANNE	36	36	1.319	\$134,858	\$135,650
RIVERTON	184	184	-0.39	\$258,579	\$253,000
SAJO FARMS	321	321	-0.15	\$396,108	\$386,000
SHAMROCK GARDEN	16	16	0	\$237,344	\$235,250
SHANNON	35	35	-4.71	\$215,977	\$217,800
SHERRY PARK	170	170	-2.37	\$175,675	\$167,800
SOLARTOWNE	63	63	10.08	\$129,606	\$130,100
STRATFORD CHASE/GREENS	443	443	4.431	\$321,843	\$316,300
TAYLORS WALKE	28	28	6.569	\$206,136	\$207,100
WEAVERVILLE/PR ANNE RD	42	38	6.203	\$240,914	\$223,300
WEBLIN PLACE	122	122	6.283	\$129,014	\$129,300
WEBLIN POINTE	118	118	2.915	\$109,271	\$111,300
WESLEYAN CHASE	359	359	2.983	\$258,882	\$257,000
WESLEYAN CHASE TH RG MOORE	170	170	6.444	\$146,039	\$147,700
WESLEYAN CHASE TH URBAN CONCEP	49	49	-0.24	\$151,810	\$152,000
WESLEYAN PINES	162	162	2.259	\$328,075	\$329,450



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

**FY 2018/2019**

Date: 2/13/2018

**KEMPSVILLE**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
WESLEYAN PINES VA TECH CT	13	13	3.06	\$477,223	\$454,100
WESTVIEW VLG / KNOB HILL	171	171	-0.12	\$189,704	\$184,200
WHITEHURST GROVE/WOODS/MANOR	257	257	1.687	\$249,570	\$249,700
WILLOW POND CONDO	42	42	1.882	\$274,988	\$279,900
WOOD FARM	143	143	-0.42	\$201,362	\$201,600
WOODRIDGE	127	127	3.289	\$239,241	\$236,600
WOODSTOCK	254	252	2.778	\$289,648	\$276,650
WOODSTOCK POINT CONDO	15	15	2.286	\$389,307	\$397,100

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

**FY 2018/2019**

Date: 2/13/2018

**LYNNHAVEN**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
ALANTON	448	445	-0.16	\$694,793	\$478,450
ALANTON LINKHORN SHORES	70	69	-0.28	\$1,616,053	\$1,496,500
ARBORS AT CAPE HENRY	95	95	-0.73	\$385,474	\$382,000
BAY COLONY	665	648	2.128	\$594,539	\$563,700
BAY ISLAND	207	206	6.347	\$873,689	\$779,000
BAYCLIFF	209	209	-0.45	\$487,868	\$474,100
BAYCLIFF WATERFRONT	68	68	-0.47	\$878,713	\$764,450
BAYFRNT/BAYSIDE BAYS EDGE	26	26	6.019	\$372,054	\$336,550
BAYFRONT/BAYSIDE CONDO DUNES	11	11	0	\$315,273	\$334,200
BAYFRONT/BAYSIDE CONDO MOORING	13	13	2.516	\$304,600	\$280,600
BELLHAVEN/SOUTHERN TER	104	104	-0.05	\$207,551	\$195,850
BFRNT/BAYSIDE CASA DEL PLAYA	30	30	1.767	\$380,160	\$413,600
BFRNT/BAYSIDE OSPREY VILLAS	12	12	4.281	\$497,350	\$396,850
BIRCHWOOD BIRCHWOOD GARDENS	601	601	0.566	\$233,270	\$226,900
BIRCHWOOD BIRCHWOOD SOUTH	119	119	1.210	\$251,056	\$249,200
BIRDNECK POINT	258	254	0.294	\$1,123,909	\$953,050
BISHOPSGATE	112	111	-0.36	\$663,773	\$618,200
BRAY ROAD	112	109	-0.79	\$502,902	\$455,050
BRIDGETTS LANDING	18	18	0.344	\$384,144	\$374,350
BRIGHTON ON THE BAY	132	130	-0.16	\$662,221	\$599,500
BROAD BAY COLONY	206	205	3.486	\$591,781	\$561,850
BROAD BAY ESTATES	130	130	4.101	\$557,705	\$541,800
BROAD BAY POINT GREENS	230	228	0.911	\$604,388	\$598,550
BROAD BAY PT GRNS WATERFRONT	61	61	1.502	\$1,396,575	\$1,390,600

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

**FY 2018/2019**

Date: 2/13/2018

**LYNNHAVEN**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
BYFRNT/BAYS POSEIDON BCH	12	12	-0.33	\$996,950	\$858,850
BYFRNT/BAYSIDE BEACH CASTLE	10	10	4.324	\$368,690	\$314,250
CAMDEN 1ST COL ESTATES	52	52	4.346	\$283,931	\$285,100
CAPE HENRY SHORES	187	187	5.318	\$569,213	\$566,400
CAPE HENRY TOWERS	199	199	0	\$199,514	\$196,900
CAPE HENRY VILLAS CONDO	78	78	0.332	\$146,592	\$145,400
CAPE STORY BY THE SEA	496	472	4.871	\$489,668	\$447,050
CAPE STORY BY THE SEA CONDO	68	68	2.600	\$496,571	\$461,150
CAPE STORY/LYNN COLONY DUPLEX	81	81	3.753	\$477,442	\$385,400
CHANCELLOR WALK	116	116	3.676	\$266,867	\$267,600
CHELSEA	104	104	1.805	\$606,513	\$575,200
CHESAPEAKE BAY SHORES	52	52	-1.82	\$522,387	\$446,000
CHESHIRE	92	92	-0.78	\$195,359	\$193,300
COLONIAL OAKS	168	168	-0.43	\$384,307	\$377,400
COLUMBUS STATION CONDO	384	384	6.564	\$142,902	\$141,100
COVE POINT CONDOMINIUM	64	64	4.085	\$475,055	\$468,800
EASTERN PARK	256	256	2.164	\$201,832	\$181,100
EASTERN PARK KINGS GRANT COVE	10	10	2.773	\$438,010	\$437,250
GLOUCESTER VILLAGE	75	74	3.894	\$326,527	\$317,800
GODFREY LANE	13	11	0.839	\$979,846	\$942,200
GREAT NECK ESTATES	236	236	4.745	\$367,946	\$342,800
GREAT NECK FARM	173	173	0.355	\$352,128	\$347,900
GREAT NECK LANDING	132	132	1.438	\$114,252	\$114,100
GREAT NECK MANOR	65	60	6.772	\$281,514	\$235,900

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

**FY 2018/2019**

Date: 2/13/2018

**LYNNHAVEN**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
GREAT NECK PINES/MICHAELS GLEN	42	42	1.388	\$519,571	\$515,050
GREAT NECK POINT	68	66	1.257	\$777,278	\$746,700
GREAT NECK POINT COVE FRONT	111	101	0.646	\$1,007,295	\$918,500
GREAT NECK POINT RIVER FRONT	26	25	0.728	\$1,808,642	\$1,785,000
GREAT NECK PT/LONG CRK WF	33	33	0.814	\$1,131,864	\$1,016,100
GREAT NECK TOWNHOMES	29	29	0.310	\$191,831	\$191,700
GREAT NECK VILLAS	136	136	-3.44	\$212,182	\$219,500
GREEN HILL BY THE BAY	28	28	2.898	\$757,907	\$655,750
GREEN HILL FARM	55	55	2.113	\$680,687	\$569,600
GROVELAND PARK	183	183	1.673	\$248,769	\$238,200
GRT NK MDWS/FST PK/OLD DON WDS	419	419	0.106	\$375,329	\$372,400
HARBOUR GATE	120	120	5.023	\$222,813	\$223,350
KINGS GRANT LDNG SOUTH	109	109	2.01	\$213,175	\$215,200
KINGS GRANT ROYAL GRANT	124	122	3.805	\$695,715	\$641,950
KINGS GRANT SEC 1-2-3	277	276	5.479	\$324,903	\$318,200
KINGS GRANT SEC 4-5	496	493	2.978	\$356,169	\$340,700
KINGS GRANT SEC 6-10	395	395	3.059	\$401,227	\$387,600
KINGS GRANT SEC-11	110	108	3.349	\$495,492	\$448,600
KINGS POINT	136	136	3.563	\$299,795	\$299,100
KINGS POINT EAST	179	179	6.345	\$296,939	\$290,100
KINGS TOWNE	54	54	5.095	\$191,931	\$188,050
LAUREL COVE	331	331	1.264	\$374,914	\$365,800
LAUREL MANOR	154	154	12.71	\$231,088	\$216,450
LESNER COVE CONDO	24	24	0	\$388,217	\$407,100

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

**FY 2018/2019**

Date: 2/13/2018

**LYNNHAVEN**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
LESNER POINTE CONDO LESNER PT	138	138	5.115	\$409,848	\$359,900
LINKHORN BAY CONDO	96	96	4.02	\$282,798	\$267,850
LINKHORN COVE	83	82	-0.27	\$594,580	\$544,600
LINKHORN ESTATES	175	173	-0.1	\$424,814	\$397,500
LINKHORN ESTATES CANNON/DOGWD/	79	79	3.813	\$427,056	\$423,700
LINKHORN ESTATES WATERFRONT	37	36	-0.25	\$1,007,497	\$1,014,300
LINKHORN OAKS	33	28	-0.6	\$727,997	\$731,000
LINKHORN OAKS WATERFRONT	13	10	-0.37	\$1,702,315	\$1,535,800
LINKHRN/CANON/DOGWD WATERFRONT	23	21	-0.17	\$1,068,826	\$956,000
LINLIER	24	24	1.009	\$442,775	\$410,000
LINLIER WATERFRONT	55	54	-0.03	\$957,602	\$918,100
LITTLE NECK	338	330	2.743	\$521,740	\$499,050
LITTLE NECK CROSSING	26	26	0.568	\$273,119	\$273,000
LITTLE NECK KFLNSHP	38	37	-0.59	\$784,271	\$778,450
LITTLE NECK REDWOOD/H BREEZE	105	104	3.376	\$603,013	\$534,500
LITTLE NECK SEABREEZE FARMS	101	98	-0.23	\$806,447	\$692,400
LITTLE NECK VILLAGE	74	70	-0.24	\$254,545	\$238,500
LITTLE NECK WATERFRONT	319	295	-0.19	\$845,913	\$697,400
LITTLE NECK WDS AT LITTLE NCK	22	20	-3.89	\$720,518	\$691,200
LITTLE NECK/KFLNSHP WF	60	57	-0.42	\$1,183,042	\$1,083,000
LONG CREEK COVE CONDO	87	87	-4.74	\$359,134	\$368,500
LYNNHAVEN BEACH CONDO	108	108	2.330	\$292,598	\$287,400
LYNNHAVEN COLONY	323	321	0.701	\$421,630	\$389,400
LYNNHAVEN DUNES	72	70	8.247	\$475,024	\$464,950

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

**FY 2018/2019**

Date: 2/13/2018

**LYNNHAVEN**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
MAI-KAI CONDOMINIUM	34	34	0	\$211,288	\$211,200
MALIBU	427	427	0.014	\$202,688	\$194,700
MALIBU KINGS FOREST	315	315	0.902	\$293,643	\$279,200
MARINERS MARK CONDO	92	92	-0.97	\$512,952	\$466,450
MEADOWRIDGE	62	59	-0.07	\$824,027	\$639,600
MIDDLE PLANTATION	319	317	2.448	\$582,064	\$553,700
MIDDLE PLANTATION PHASE 6	136	136	3.065	\$764,187	\$680,200
MILL CREEK CONDOMINIUM	56	56	-0.62	\$275,254	\$267,700
MILL DAM FOREST	28	28	0.115	\$588,504	\$587,650
MILL DAM RD/POINTE	109	99	-0.25	\$446,747	\$475,800
NORTH VA BEACH	2278	2185	1.601	\$842,604	\$687,900
NORTH VIRGINIA BEACH CO-OP	12	12	19.90	\$605,917	\$603,100
NORTH VIRGINIA BEACH CRYSTAL A	275	266	7.186	\$680,391	\$594,900
NORTH VIRGINIA BEACH PIRATES H	18	18	-0.24	\$690,389	\$669,700
OCEAN SHORE CONDOS	63	63	-0.47	\$599,986	\$619,000
PAGE AV-SHORE DR BAY BEACH	18	18	2.415	\$341,450	\$342,650
PAGE AV-SHORE DR CONDO DUPLEX	13	13	2.822	\$587,938	\$571,400
PAGE AV-SHORE DR/N SHORE CONDO	24	24	-0.6	\$283,296	\$283,750
PEMBROKE STATION CONDO	90	90	4.479	\$120,858	\$124,900
PEPPER TREE A CONDO	144	144	17.97	\$100,538	\$108,200
PG AV-SHORE DR BAY BREZ VILLAS	36	36	1.469	\$183,411	\$182,400
PG AV-SHORE DR CONDO BREAKER	57	57	8.764	\$235,802	\$228,900
PG AV-SHORE DR CONDO OYSTER	11	11	-2.18	\$223,473	\$218,400
PG AV-SHORE DR CONDO PAGE AV	16	16	2.127	\$191,456	\$188,900

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

**FY 2018/2019**

Date: 2/13/2018

**LYNNHAVEN**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
PG AV-SHORE DR CONDO PG SHORES	12	12	4.840	\$114,075	\$114,500
PG AV-SHORE DR GREAT NCK BCH	21	21	3.2	\$157,414	\$156,900
PG AV-SHORE DR HARBOR	23	23	2.781	\$306,604	\$317,000
PG AV-SHORE DR LYNNSHORE	24	24	5.144	\$175,613	\$174,000
PG AV-SHORE DR SAND SPUR	14	14	-2.53	\$305,086	\$303,200
PG AV-SHORE DR SEA SHELL	12	12	3.538	\$250,683	\$250,550
PG AV-SHORE DR SEASHORE	18	18	0	\$161,128	\$155,200
PG AV-SHORE DR SHORELINE	12	12	6.964	\$218,100	\$218,100
PG AV-SHORE DR VINEYARD	36	36	-1.08	\$292,722	\$284,100
PG AV-SHORE DR WALDON	48	48	4.565	\$266,025	\$259,100
PRINCESS ANNE HILLS	138	137	-3.49	\$917,305	\$919,600
RESERVE	118	118	0.246	\$715,496	\$700,100
RIVER & SHOREHAVEN RDS	41	39	-0.23	\$623,266	\$575,600
ROYAL COURT CONDO	58	58	2.71	\$370,484	\$355,200
RVR AND N SHOREHVN WATERFRONT	129	121	0.598	\$983,563	\$854,200
SEAGATE COLONY I	152	152	7.001	\$288,015	\$300,150
SHANNON KNOLL	18	18	-0.77	\$322,756	\$323,000
SHIPS WATCH CONDO	44	44	-1.64	\$494,200	\$413,100
SHORE DR S LESNER VILLAS	60	60	-1.44	\$213,500	\$206,000
SHORE DR S LYNN LANDING	30	30	-0.71	\$199,163	\$199,700
SHORE DR S SHOREHAVEN	48	48	-0.06	\$172,952	\$171,600
SHORE DR SOUTH CONDO LYNNHAVEN	40	40	2.870	\$156,355	\$166,900
SHORE DR SOUTH CONDO VISTA CIR	32	32	-0.18	\$178,228	\$174,600
SHORE DR SOUTH CONDO VISTA PT	21	21	8.827	\$244,400	\$227,400

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

**FY 2018/2019**

Date: 2/13/2018

**LYNNHAVEN**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
SHORE DR SOUTH INLET COLONY	63	63	-3.31	\$153,178	\$152,300
SHORE DR SOUTH INLET SHORES	16	16	3.260	\$281,869	\$280,300
SOUTHALL QUARTER	174	174	4.377	\$259,309	\$261,250
SOUTHERN POINTS	304	304	4.054	\$401,613	\$386,400
SWAIN HILL CONDOS	12	12	-1.14	\$223,792	\$222,100
SYLVAN LAKE	53	52	0.85	\$459,300	\$455,200
SYLVAN LAKE SLEEPY HOL-SANDEE	16	16	2.764	\$375,300	\$378,550
THALIA	236	233	4.458	\$336,984	\$328,400
THALIA FOREST	29	29	0.297	\$341,100	\$336,300
THALIA MANOR	348	346	3.611	\$266,799	\$257,500
THALIA STATION CONDO	197	197	-1.81	\$86,128	\$84,400
THALIA VILLAGE	296	280	0.526	\$263,799	\$253,800
THALIA VILLAGE CONDOS	37	37	-0.35	\$174,862	\$190,300
THALIA VILLAGE DUPLEX	72	72	-6.09	\$193,022	\$205,650
THALIA VILLAGE TH	403	403	8.167	\$125,840	\$118,800
THALIA WATERFRONT	198	193	4.28	\$543,461	\$491,500
THALIA WAYSIDE TOWNHMS	354	354	-0.36	\$179,926	\$178,050
THE ENCLAVE AT TOWN CTR	13	13	0	\$324,577	\$323,000
THE LANDINGS	78	78	5.924	\$416,408	\$339,400
THE LANE AT WILDWOOD	20	20	-0.25	\$310,405	\$310,400
TRANT BERKSHIRE AREA	371	365	2.027	\$670,820	\$573,700
WELLINGTON WOODS	254	254	-0.75	\$329,433	\$325,700
WILDWOOD SQUARE	76	76	0.067	\$202,096	\$195,600
WIMBLEDON ON THE BAY	79	79	-0.05	\$761,518	\$680,300



**AVERAGE PERCENT OF ASSESSMENT CHANGE  
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT  
FY 2018/2019**

Date: 2/13/2018

**LYNNHAVEN**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
WIND ROSE TOWNHOUSES	18	18	5.017	\$399,089	\$401,200
WOLFSNARE PLANTATION	206	206	-0.21	\$349,662	\$334,000
WOODHURST	82	82	8.278	\$296,571	\$286,400

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

**FY 2018/2019**

Date: 2/13/2018

**PRINCESS ANNE**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
ASHBYS BRIDGE	24	8	6.882	\$681,562	\$684,300
ASHVILLE PARK/RANIER VILLAGE	166	139	2.778	\$470,966	\$467,300
ASHVILLE PARK/WILSHIRE VLG	135	135	2.686	\$641,196	\$622,400
ATLANTIC SHORES MID-RISE APT	566	559	0.480	\$133,958	\$86,250
BERNARD FARM	45	44	2.862	\$373,469	\$376,100
BLACKWATER	437	364	5.155	\$328,708	\$301,650
BLACKWATER LAND USE	206	81	2.353	\$335,559	\$296,800
BLACKWATER MANSFIELD FARM	23	18	-0.53	\$559,530	\$578,900
BROWNINGSTONE	108	108	-3.64	\$244,393	\$248,000
BUYRN FARM NO./SHELBURNE WDS	99	99	0.488	\$286,405	\$289,100
CARROLLTON EST/MIHO EST	25	24	12.27	\$419,944	\$421,100
CASTLETON BUCKNGHM CHARTWLL	174	174	4.540	\$425,859	\$425,700
CHELSEA PLACE	44	44	2.700	\$348,536	\$347,100
CHRISTOPHER FARMS	300	300	-0.7	\$392,961	\$391,700
COURT HOUSE FOREST	74	74	-7.31	\$289,577	\$284,350
COURT HOUSE FOREST N	22	22	-0.2	\$282,114	\$286,000
COURTHOUSE ESTATES AUGUSTA	77	77	3.116	\$406,748	\$408,400
COURTHOUSE ESTATES Multi Neigh	1080	1080	1.731	\$330,107	\$326,950
COURTHOUSE GREEN CONDOMINIUM	38	38	6.995	\$374,100	\$387,100
COURTHOUSE WOODS CONDO	155	155	2.597	\$260,029	\$258,100
CRESCENT CONDOS	138	138	-0.38	\$224,120	\$215,600
CROMWELL PARK	132	132	3.636	\$235,774	\$234,350
CULVER ACRES	28	28	-0.15	\$265,625	\$261,800
CULVER WOODS	11	11	-0.68	\$276,236	\$274,700

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

**FY 2018/2019**

Date: 2/13/2018

**PRINCESS ANNE**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
DAM NECK ESTATES	305	305	6.128	\$224,344	\$218,500
DAM NECK ESTATES TOWNHOUSES	67	67	-0.001	\$146,485	\$150,100
DEWBERRY FARM	50	50	-0.03	\$396,296	\$390,250
EAGLES NEST	68	56	11.20	\$654,669	\$636,100
ENCLAVE AT PRINCESS ANNE	36	27	5.308	\$357,114	\$420,400
ESTATE AT MUNDEN FARMS	74	71	2.339	\$532,945	\$561,450
FARMERS COURT	12	12	6.717	\$321,192	\$318,850
FIELDSTONE GLEN	82	82	0	\$269,085	\$263,200
FOXFIRE	318	318	-0.46	\$311,380	\$308,500
FOXFIRE DOWNS	312	312	2.391	\$225,386	\$227,100
GREENWOOD	52	52	-0.46	\$374,552	\$374,750
GUNN HALL CONDO	76	76	2.977	\$247,479	\$255,200
GUNN HALL TOWNHOMES	18	18	0	\$213,994	\$214,400
HERITAGE PARK	256	256	-0.27	\$577,484	\$569,000
HERON RIDGE ESTATES/OAK BREEZE	125	124	-0.46	\$622,366	\$614,000
HIDDEN OAKS	47	46	2.994	\$363,328	\$369,200
HIGHCOURT	39	39	-0.66	\$540,264	\$550,400
HIGHGATE GREENS/CROSSING	214	214	1.057	\$472,206	\$471,800
HIGHLAND ACRES	23	23	1.968	\$555,861	\$535,700
HIGHLAND MEADOWS	24	24	0.576	\$361,763	\$351,300
HIGHLAND PARISH	100	99	-0.39	\$471,272	\$477,250
HILLCREST FARMS	315	315	4.512	\$362,412	\$362,600
HILLCREST LANDING	48	48	-0.1	\$398,640	\$393,850
HILLCRST & IRR MDWS/OSPREY LND	67	67	6.043	\$391,506	\$396,300

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

**FY 2018/2019**

Date: 2/13/2018

**PRINCESS ANNE**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
HOLLAND OAKS	92	92	5.354	\$322,741	\$322,650
HOLLAND PINES / HOL PINES WEST	269	269	2.380	\$320,677	\$321,800
HOLLAND WOODS	82	82	1.673	\$285,123	\$292,600
HUNT CLUB FOREST and WEST	403	403	2.503	\$309,440	\$309,500
HUNTERS RUN	73	73	2.163	\$240,121	\$230,700
INDIAN RIVER FARMS	113	113	6.107	\$382,000	\$382,100
INDIAN RIVER PLANT	232	229	-0.53	\$676,311	\$620,500
INDIAN RIVER WOODS	22	22	-0.61	\$447,900	\$441,650
KEMPSVILLE	140	107	-0.11	\$289,783	\$256,400
KEMPSVILLE LAND USE	10	6	0.015	\$1,491,050	\$1,223,900
LAGOMAR	633	629	1.997	\$505,548	\$494,500
LAGOMAR SECTION 7	302	278	2.853	\$615,638	\$602,950
LANDSTOWN LAKES TH	78	78	1.275	\$162,341	\$157,950
LANDSTOWN LAKES/COURT	370	370	1.088	\$260,378	\$254,550
LANDSTOWN MEADOWS	533	533	2.430	\$272,161	\$275,100
LITCHFIELD MANOR	70	70	3.541	\$460,589	\$468,250
LOTUS CREEK ONE CONDO	45	45	-0.32	\$438,740	\$446,300
MALBON ACRES	52	52	11.65	\$308,438	\$311,900
MATTHEWS GREEN	48	45	-0.5	\$608,621	\$616,600
MAYBERRY	38	38	2.25	\$505,192	\$491,850
MIDDLE OAKS PLANT_CASON FARM	155	155	3.252	\$287,299	\$284,600
MORGANS WALKER	23	23	2.442	\$422,883	\$424,900
NEW CASTLE	186	186	2.763	\$330,990	\$319,650
OCEAN LAKES	1537	1536	-0.21	\$253,457	\$248,200

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

**FY 2018/2019**

Date: 2/13/2018

**PRINCESS ANNE**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
OCEAN LAKES CONDO	168	168	0.155	\$119,776	\$125,900
OCEAN LAKES EAST	135	135	7.401	\$316,964	\$315,000
OCEAN LAKES NORTH	231	231	4.024	\$287,704	\$293,800
OCEAN LAKES TH	648	648	8.467	\$189,803	\$191,500
OCEAN LAKES WATERS EDGE	69	69	2.376	\$290,661	\$293,100
OCEAN LAKES WEST	30	30	-0.47	\$339,273	\$340,450
P.A. CROSSING_BURYN FARM	111	111	4.888	\$398,126	\$399,400
PARKSIDE GREEN	249	249	2.639	\$212,035	\$214,600
PINE HURST ESTATES	35	35	4.397	\$284,691	\$276,300
PINE MEADOWS	593	586	3.678	\$298,563	\$294,600
PINE RIDGE	266	266	6.180	\$363,511	\$362,450
PRINCE GEORGE ESTATES	84	84	6.224	\$451,977	\$447,900
PRINCESS ANNE	1103	748	-2.65	\$323,264	\$285,600
PRINCESS ANNE LAND USE	129	52	-1.7	\$353,075	\$278,800
PRINCESS ANNE QUARTER/WOODS	213	213	5.183	\$484,138	\$482,200
PUNGO	1578	1280	-0.3	\$355,031	\$339,500
PUNGO LAND USE	467	194	0.234	\$365,071	\$320,300
PUNGO PUNGO FERRY LANDG	44	31	4.030	\$559,393	\$556,500
RED MILL FARM	508	507	2.713	\$292,261	\$288,700
RED MILL FARM MEADOWS	32	32	-1.82	\$325,184	\$323,150
RED MILL FARM NIMMO COURT	22	22	6.753	\$473,268	\$470,750
RED MILL FARM SAWYER ESTATES	110	110	1.26	\$378,346	\$380,650
RED MILL FARM SOUTH SHORE EST	227	227	-0.77	\$460,710	\$457,300
RED MILL FARM WILLOW RIDGE	152	152	1.745	\$303,534	\$303,350

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

**FY 2018/2019**

Date: 2/13/2018

**PRINCESS ANNE**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
RED MILL FOREST	15	15	6.386	\$373,080	\$382,900
RED MILL VILLAGE	128	128	1.05	\$188,194	\$188,600
RED MILL/FOX CHASE	523	521	5.107	\$303,507	\$302,700
RED MILL/MIRASOL	94	94	2.229	\$449,618	\$444,500
RED MILL/SOUTH WOODS	197	197	2.280	\$377,114	\$370,500
RIVER OAKS	145	145	2.886	\$445,467	\$444,500
ROLLINGWOOD	90	90	-0.42	\$420,393	\$417,500
SALEM ACRE/MEADOWRIDGE	12	12	0.028	\$474,808	\$462,350
SALEM LAKES	892	892	4.208	\$232,610	\$232,300
SANCTUARY FALSE CAPE	249	249	3.9	\$450,738	\$396,400
SANDBRIDGE	1159	1113	-0.28	\$626,392	\$581,050
SANDBRIDGE DUNES	74	74	10.16	\$442,570	\$435,400
SANDBRIDGE OCEAN FRONT	237	232	-0.16	\$1,319,152	\$1,157,800
SANDBRIDGE STATION	16	16	0	\$265,925	\$266,500
SCOTLAND STREET	10	10	-1.54	\$261,100	\$255,450
SEABOARD ACRES/FOREST	29	29	-0.66	\$549,176	\$535,800
SEASIDE AT SANDBRIDGE	12	12	-1.33	\$267,550	\$264,300
SHERWOOD LAKES	61	60	3.436	\$500,087	\$493,900
SHERWOOD LAKES CONDOS	121	121	3.014	\$410,191	\$406,900
SHERWOOD LAKES TH	53	53	6.827	\$280,421	\$275,000
SOUTHGATE	368	368	4.686	\$335,378	\$333,800
STRAWBRIDGE	282	282	-0.30	\$241,310	\$231,900
THREE OAKS	225	225	-0.36	\$432,013	\$427,200
UPTON ESTATES	302	302	2.543	\$263,944	\$253,300

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

**FY 2018/2019**

Date: 2/13/2018

**PRINCESS ANNE**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
VICTORIA PARK	64	64	10.38	\$615,661	\$615,700
VILLAGE BEND	103	103	1.25	\$387,303	\$382,500
WELLINGTON AT DAM NECK	124	124	5.576	\$159,416	\$160,600
WEST NECK COMMONS	23	21	-0.08	\$395,535	\$412,400
WEST NECK VILLAGE VILLAGE A	64	64	-0.49	\$407,706	\$409,550
WEST NECK VILLAGE VILLAGE C	66	66	-0.008	\$317,017	\$319,400
WEST NECK VILLAGE VILLAGE D	54	54	1.396	\$317,522	\$325,400
WEST NECK VILLAGE VILLAGE E	208	207	-0.40	\$327,488	\$326,600
WEST NECK VILLAGE VILLAGE F	114	114	6.354	\$369,939	\$373,800
WEST NECK VILLAGE VILLAGE G-1	23	23	-0.08	\$431,465	\$436,800
WOODS OF PINEY GROVE	104	101	1.134	\$275,341	\$280,600
WORDSWORTH VILLAGE	300	300	-0.60	\$238,009	\$247,800

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

**FY 2018/2019**

Date: 2/13/2018

**ROSE HALL**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
BUCKNER FARMS	778	778	3.009	\$310,980	\$310,400
CARDINAL ESTATES	254	233	7.187	\$126,097	\$129,100
CASTLETON BARK_MAYF_SOMERSET	124	124	2.416	\$364,048	\$352,900
CASTLETON BRENT_KING_RAD	200	200	3.439	\$320,718	\$319,300
CASTLETON CAMDEN VILLAGE	167	167	4.251	\$214,481	\$204,000
CASTLETON KESWICK VILLAGE	108	108	3.326	\$343,969	\$341,750
CHIMNEY HILL	826	826	3.591	\$202,255	\$203,700
CHIMNEY HILL CONDO	137	137	1.617	\$122,859	\$119,900
CHIMNEY HILL TH	380	380	8.478	\$142,492	\$143,300
COLONY ACRES	17	15	-0.54	\$315,059	\$319,600
DAM NECK AREA	157	157	-0.36	\$329,882	\$330,100
GREEN RUN SF	2372	2372	1.338	\$203,379	\$199,800
HOLLAND FARMS	111	111	0.554	\$226,813	\$223,500
HOLLAND MEADOWS	140	140	1.857	\$163,784	\$166,350
KEMPSVILLE AREA	24	20	-0.10	\$199,683	\$209,250
LAKE PLACID	578	578	1.175	\$241,577	\$240,700
LAKE PRINCESS ANNE	100	100	26.32	\$79,608	\$79,400
LAKES	589	589	3.667	\$164,465	\$162,400
LAKES TH	197	197	2.423	\$129,791	\$131,300
LAMPLIGHT MANOR	131	131	-14.0	\$202,313	\$200,600
LARKSPUR MEADOWS TH	334	334	2.091	\$162,422	\$161,000
LEXINGTON/BLEUGRASS PARK	165	165	0.410	\$250,140	\$247,700
LEXINGTON/NICHOLS PARK	127	127	-2.82	\$254,672	\$240,900
LEXINGTON/WOODLAND PARK	125	125	1.252	\$208,768	\$206,800



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

**FY 2018/2019**

Date: 2/13/2018

**ROSE HALL**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
MAGIC HOLLOW	501	501	2.151	\$176,647	\$174,800
MAGIC HOLLOW SEMI-D	143	143	4.728	\$164,108	\$169,200
MAGIC HOLLOW TOWNHOUSES	148	148	-1.85	\$131,899	\$129,800
OAK SPRINGS	266	266	1.524	\$233,533	\$230,000
OAK SPRINGS TOWNHOUSES	277	277	0.997	\$152,426	\$149,600
PECAN GARDENS	377	371	1.334	\$179,921	\$177,500
PECAN GARDENS SEMI-DET	96	96	-0.28	\$145,696	\$144,800
PECAN GARDENS TH	261	261	-6.64	\$100,746	\$103,300
PRINCESS ANNE GARDENS	178	178	5.529	\$118,796	\$120,300
PRINCESS ANNE PLAZA	3218	3214	3.81	\$187,772	\$185,600
PRINCESS ANNE PLAZA KINGS ARMS	101	101	4.806	\$112,496	\$113,600
PRINCESS ANNE PLAZA TH/SEC 4	94	94	5.678	\$120,846	\$120,800
PRINCESS ANNE SQUARE	80	80	1.818	\$227,869	\$227,000
SALEM WOODS	1089	1089	1.57	\$308,299	\$312,000
SCARBOROUGH SQ-MULTI TH	125	125	-7.48	\$125,646	\$125,000
SCARBOROUGH SQUARE	497	497	1.950	\$122,294	\$123,200
TAPO MOBILE HOME	67	35	-0.41	\$33,571	\$26,900
TIMBERLAKE ASPEN	198	198	2.205	\$162,116	\$163,000
TIMBERLAKE CINMNRDG/MISTYMDW	106	106	-2.86	\$175,152	\$168,500
TIMBERLAKE DOMINION	72	72	0.025	\$154,506	\$154,900
TIMBERLAKE GLEN WILLOW	99	99	6.903	\$207,721	\$204,300
TIMBERLAKE HOLLAND MEWS	32	32	-2.46	\$79,375	\$79,400
TIMBERLAKE HOLLY TREE	163	163	9.841	\$131,361	\$129,500
TIMBERLAKE SEC 1-12	404	404	8.526	\$226,828	\$219,800

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

**FY 2018/2019**

Date: 2/13/2018

**ROSE HALL**

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENT	PERCENT OF CHANGE	MEAN	MEDIAN
TIMBERLAKE SEC 8-9	55	55	-1.05	\$201,569	\$211,500
TIMBERLAKE THE COVE	23	23	9.881	\$147,617	\$146,300
TIMBERLAKE WATERS	44	44	-0.15	\$153,461	\$157,400
TIMBERLAKE WILLOW WOOD	156	156	0.518	\$175,365	\$177,300
TOWNE SQ DETACHED - PARK PLACE	199	199	4.478	\$262,647	\$263,600
TOWNE SQUARE ATTACHED	284	284	3.608	\$210,501	\$208,300
VILLAS AT BELLAMY CONDOS	120	120	0	\$157,000	\$157,000
WINDSOR FOREST	32	32	0.275	\$307,022	\$314,050
WINDSOR OAKS WEST	1034	1034	3.048	\$218,960	\$216,300
WINDSOR OAKS WEST HALIFAX	212	212	-0.26	\$177,756	\$176,750
WINDSOR OAKS WEST TOWNHOUSES	320	320	3.864	\$140,775	\$137,800
WINDSOR WOODS	1528	1527	2.686	\$211,022	\$208,200
WYND CREST CONDO	107	107	1.524	\$224,795	\$225,100