

Average Percent
of
Assessment Change
of
Residential Neighborhoods
by
District

Fiscal Year 2017-2018



City of Virginia Beach

VBgov.com

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

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

February 23, 2017

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 2017 to FY 2018. Individual properties in a given neighborhood may have experienced a different assessment change for a variety of reasons.

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

Sincerely,

J. D. Banagan, ASA
Real Estate Assessor

JDB/trw

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

FY 2017/2018

Date: 2/13/2017

BAYSIDE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
3556 SHORE DRIVE CONDO	34	34	0	\$452,324	\$403,450
ADKINS RESERVE/THE OAKS	59	59	-1.13	\$118,580	\$113,900
AERIES ON THE BAY SF	29	29	1.965	\$417,586	\$435,100
AERIES ON THE BAY TOWNHOUSES	211	211	2.322	\$300,554	\$299,100
AMPHIBIOUS MANOR	52	51	1.088	\$188,796	\$185,750
ARAGONA VILLAGE	3005	2989	3.574	\$178,872	\$177,300
BAYLAKE BEACH/PINES	335	329	0.859	\$527,021	\$421,700
BAYSIDE VILLAS	83	83	2.000	\$127,001	\$128,500
BAYVILLE COVE	18	18	0	\$335,522	\$326,050
BAYVILLE GARDENS/PARK	199	197	0.408	\$203,548	\$192,800
BAYVISTA CONDOS	27	27	0	\$668,978	\$598,300
BONNEY/BAXTER ROAD	35	29	0	\$134,317	\$122,000
BRADFORD ACRES	43	42	2.25	\$218,493	\$204,700
BRADFORD PARK	43	42	-0.43	\$203,293	\$184,900
BRADFORD TERRACE	68	68	1.422	\$198,976	\$190,000
BROADMEADOWS CONDO	16	16	4.171	\$112,400	\$112,400
BURTON STATION	31	13	17.65	\$123,908	\$121,600
CHES BCH BAY LAKE CONDO	50	50	2.905	\$204,156	\$204,200
CHES BCH BAY QUARTER CONDO	64	64	7.64	\$168,633	\$168,700
CHES BCH BAY WIND CONDO	15	15	2.196	\$166,613	\$164,900
CHES BCH HOLLIS ROAD CONDO	18	18	6.291	\$155,061	\$151,300
CHES BCH MARTINIQUE CONDO	13	13	7.785	\$320,662	\$322,600
CHES BCH NORTH BEACH CONDO	60	60	7.938	\$175,745	\$177,000
CHES BCH WATERSPOINT	20	20	3.349	\$230,235	\$231,650

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

FY 2017/2018

Date: 2/13/2017

BAYSIDE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
CHES BCH/COASTALVW/TRANQUILITY	32	32	2.077	\$318,541	\$320,500
CHES BCH/PH STNLNDG/CHESBCHE	67	67	8.611	\$154,824	\$156,300
CHESA HOUSE ON THE BAY	120	120	0	\$214,423	\$203,400
CHESAPEAKE BEACH	603	554	4.224	\$460,159	\$421,200
CHESAPEAKE BEACH ATTACHED	397	394	3.315	\$391,293	\$360,600
CHESAPEAKE BEACH BAYSIDE CORP	18	18	7.928	\$224,333	\$221,600
CHESAPEAKE BEACH BEACH BAY CON	27	27	0	\$291,437	\$291,500
CHESAPEAKE BEACH DUPLEX	174	173	0.620	\$372,182	\$326,400
CHESAPEAKE BEACH WOODS OF CHES	25	25	0	\$201,992	\$196,800
CHESAPEAKE BEACH/HARBOR OAKS	12	12	5.259	\$298,217	\$298,150
CHURCH POINT	185	185	4.035	\$730,478	\$701,500
CHURCH POINT BISHOPS COURT	34	34	2.650	\$630,076	\$620,700
CHURCH POINT SECTION I	123	123	2.431	\$475,088	\$478,300
CHURCH POINT WATERFRONT	40	36	1.551	\$1,264,328	\$1,264,400
CORNERSTONE	226	225	2.007	\$243,658	\$246,600
CRYSTAL PT/HERON ROOST	31	31	-0.63	\$582,629	\$503,200
CTRE GREEN CYPRESS PT COUNTRY	125	125	6.14	\$201,652	\$201,400
CTRE GRN CYPRESS PT GRDN VILLA	80	80	2.387	\$146,041	\$145,850
CYPRESS POINT	149	149	4.648	\$313,514	\$312,000
CYPRESS POINT COMMONS	70	70	1.610	\$141,354	\$140,900
CYPRESS POINT CUSTOM HOMES	229	227	-0.64	\$448,264	\$433,800
CYPRESS POINT DEFORD LTD	60	59	6.633	\$350,882	\$351,900
CYPRESS POINT N MOORES POND	30	29	7.724	\$385,910	\$382,750
CYPRESS POINT NORTH	117	117	0.274	\$339,134	\$324,400

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

FY 2017/2018

Date: 2/13/2017

BAYSIDE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
CYPRESS POINT NORTH TOWNHOUSES	39	39	5.522	\$223,287	\$233,200
CYPRESS POINT TH	73	73	4.275	\$176,607	\$177,500
CYPRESS POINT TRADITIONS CONDO	174	174	2.082	\$225,687	\$230,200
DIAMOND LAKE EST/ANTHONY HOMES	127	127	4.312	\$168,817	\$166,600
DIAMOND SPRING / GRDNWOOD PARK	761	759	1.186	\$180,253	\$168,900
DONATION SHORES	45	45	1.926	\$498,460	\$464,600
FENTRESS TOWN	263	241	4.727	\$221,038	\$212,600
GARNETTS WATCH	40	40	0	\$260,645	\$258,800
GOVERNOR SQUARE	71	71	-0.65	\$183,703	\$180,700
HAYGOOD ESTATE CONDOS	39	39	2.002	\$228,505	\$227,900
HAYGOOD POINT	284	284	-0.4	\$368,898	\$355,000
HERMITAGE	99	99	1.761	\$143,056	\$144,300
HODGEMAN PLAT	85	80	3.902	\$201,614	\$207,400
HUDGINS SHORES	45	45	2.033	\$481,716	\$398,600
KEMPS COVE	18	18	0	\$264,150	\$261,250
KEMPS LAKE CONDOS	64	64	6.769	\$164,491	\$165,600
KEMPSVILLE LAKE	1409	1409	1.949	\$168,475	\$169,700
L & J GARDENS	137	131	5.668	\$237,423	\$234,300
LAKE EDWARD WESLEYAN FST/SD	76	76	-3.21	\$123,104	\$124,100
LAKE FRONT VILLAGE	55	55	6.632	\$116,956	\$115,000
LAKE SHORES	570	564	2.516	\$293,425	\$266,500
LAKE SMITH CONDOMINIUM	180	180	3.815	\$129,596	\$129,200
LAKE SMITH TERRACE	546	546	2.592	\$308,615	\$293,400
LAKEVIEW PARK	208	196	8.316	\$326,601	\$287,500

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

FY 2017/2018

Date: 2/13/2017

BAYSIDE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
LAKEVIEW SHORES	279	278	5.076	\$257,623	\$224,700
MARINERS LANDING	151	151	2.539	\$245,328	\$246,800
NEWSOME FARM HAYGOOD SQUARE	25	25	5.137	\$220,140	\$215,400
NORTHERN VILLAGE	11	11	3.431	\$320,900	\$317,500
NORTHRIDGE	369	369	2.217	\$113,655	\$114,900
OCEAN PARK	111	98	1.708	\$584,385	\$446,500
OCEAN PARK CONDO	342	342	0.897	\$422,295	\$401,850
OCEAN PARK DUPLEX	80	80	1.45	\$343,359	\$316,100
OCEAN PARK/VINTAGE POINT	15	15	0.931	\$293,573	\$313,900
OLD DONATION FARM	41	41	1.862	\$707,510	\$731,300
OLD DONATION MANOR	96	96	16.94	\$340,179	\$335,000
OLD DONATION TOWNHOUSE	28	28	-0.8	\$175,450	\$174,900
PELICAN DUNES CONDO	67	66	1.453	\$383,918	\$379,100
PELICAN DUNES SF	121	116	1.159	\$390,725	\$380,700
PEMBROKE CROSSING COND	88	88	4.069	\$113,423	\$115,150
PEMBROKE MANOR	822	821	1.213	\$206,933	\$198,450
PEMBROKE MEADOWS	512	512	4.111	\$277,952	\$261,350
PEMBROKE TH	180	180	2.781	\$157,181	\$153,450
PIER POINTE LDG CONDO	85	85	5.461	\$71,932	\$78,000
POCAHONTAS VILLAGE	356	356	5.015	\$191,694	\$184,800
REID TOWN	31	27	3.24	\$257,510	\$278,500
RESIDENCES AT WESTIN	120	120	-2.98	\$432,463	\$396,850
RIDGELY MANOR/BELMEADE	158	158	-3.22	\$309,578	\$310,500
RIDGELY MANOR/FARRCROFT	172	172	1.609	\$176,869	\$176,900

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

FY 2017/2018

Date: 2/13/2017

BAYSIDE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
RIDGELY MANOR/GRACE HILL	112	112	2.437	\$203,234	\$204,800
RIDGELY MANOR/NORTH SHORE	147	98	1.305	\$536,436	\$555,300
RIDGELY MANOR/SOUTHMOOR VLG	276	276	5.609	\$148,365	\$150,300
RIDGELY MANOR/WESTBRIAR	174	174	1.796	\$231,913	\$230,300
SAW PEN POINT	94	92	2.045	\$727,731	\$624,500
SAW PEN POINT BAY HILL	21	20	3.596	\$725,510	\$717,800
SAW PEN POINT WITCHDUCK FARMS	29	28	2.697	\$535,707	\$522,800
STAPLESMILL CHASE	126	126	-4.13	\$125,745	\$122,150
STUDIO 56 CONDOMINIUM	56	56	0	\$181,961	\$176,800
SUMMERSET/GARNETT POINT LAKES	110	110	2.383	\$221,805	\$224,900
THOROUGHGOOD COLONY	150	150	1.626	\$190,962	\$188,150
THOROUGHGOOD ESTATES	143	143	3.273	\$410,260	\$404,700
THOROUGHGOOD/BLACKTHORNE	909	901	1.424	\$444,804	\$363,300
THREE SHIPS LANDING	48	48	5.771	\$341,319	\$342,600
VILLAGE SPRINGS CONDO	49	49	0	\$88,871	\$90,500
VILLAS AT LAKE LAWSON	30	30	2.659	\$256,653	\$261,750
WATER OAKS CONDOMINIUM	24	24	0	\$453,342	\$468,650
WATER OAKS CONDOS B	28	28	0	\$326,993	\$324,700
WHITAKER PLACE	23	23	8.863	\$286,513	\$289,500
WISHART COVE	96	96	3.062	\$484,929	\$421,900
WISHART LAKE	23	23	2.021	\$517,187	\$475,900
WITCHDUCK	137	128	1.874	\$748,567	\$671,600
WITCHDUCK ARMS TH	24	24	-0.26	\$198,825	\$196,000
WITCHDUCK COURT	16	16	0	\$256,819	\$248,400

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2017/2018**

Date: 2/13/2017

BAYSIDE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
WITCHDUCK LANDING	110	110	7.206	\$208,797	\$206,050
WITCHDUCK WOODS CONDO	100	100	0	\$204,388	\$207,900
WITCHGATE COURT CONDO	16	16	2.262	\$104,000	\$104,000

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

FY 2017/2018

Date: 2/13/2017

BEACH

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
3800 OCEANFRONT CONDO	50	50	-20.1	\$358,124	\$353,150
921 OCEANS CONDO	24	24	0	\$806,733	\$810,850
BAY BREEZE CONDO/ HERONS LDG	34	34	2.814	\$254,894	\$255,300
BEACONS REACH	52	52	3.991	\$208,648	\$204,550
BIRDNECK ACRES	36	35	0.419	\$387,242	\$342,500
BIRDNECK COMMON CONDOS	23	23	0.757	\$176,026	\$178,500
BIRDNECK LAKE	185	185	5.147	\$359,456	\$353,800
BIRDNECK NORTH CONDO	104	104	1.299	\$164,317	\$164,700
BIRDNECK VILLAS	72	72	-4.68	\$149,072	\$145,700
BROCKS BRIDGE	16	11	0.323	\$114,619	\$115,100
BROOKGREENE COMMONS	87	87	4.383	\$231,566	\$230,100
CAVALIER RESIDENCES	86	10	34.51	\$819,790	\$724,100
CHELTENHAM SQUARE	81	81	9.134	\$253,557	\$255,300
CHESOPEIAN COLONY	264	263	2.429	\$466,562	\$439,500
CHESTERFIELD STATION	100	100	3.457	\$95,142	\$94,700
COLONNADE	35	35	2.578	\$196,789	\$211,000
COQUINA A CONDOMINIUM	61	61	2.043	\$215,685	\$210,800
COVE AT GREAT NECK	32	32	2.694	\$191,409	\$209,150
CRAWFORD PLACE	12	11	0	\$238,308	\$177,900
CRIPPLE CREEK TH	29	29	-0.39	\$135,679	\$130,400
CROATAN	235	226	-5.49	\$694,291	\$613,400
CROATAN BEACH	221	216	0.494	\$702,961	\$691,300
CROATAN BEACH/ATLANTIC AVE	72	61	7.324	\$2,153,862	\$2,085,300
DEERWOOD TRACE	159	159	2.794	\$154,769	\$150,900

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

FY 2017/2018

Date: 2/13/2017

BEACH

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
DOLPHIN RUN CONDO	110	110	-3.32	\$364,365	\$333,800
DOYLETOWN	132	127	-0.37	\$182,826	\$182,700
DOYLETOWN DUPLEX/CONDO	49	49	-0.51	\$255,835	\$187,900
EDGEWATER CONDOMINIUMS	55	55	-25	\$295,113	\$294,100
EGRET LANDING	41	41	4.045	\$133,744	\$126,100
EUREKA PARK	42	42	0.91	\$167,445	\$158,900
GATEWOOD PARK	89	75	8.084	\$201,315	\$181,000
GATEWOOD PARK DUPLEX	30	30	2.163	\$179,620	\$174,000
GAY DRIVE/BAYWAY RD	12	11	2.920	\$269,325	\$295,450
GLENEAGLE CONDOMINIUM	36	36	-2.31	\$153,514	\$163,300
GREAT NECK GROVE	144	144	2.946	\$152,896	\$152,900
HARBOUR POINT	120	45	4.729	\$456,610	\$297,600
HARBOUR POINT CONDO	172	172	-2.92	\$224,675	\$219,400
HERONS COVE	192	192	0.991	\$178,205	\$185,700
HIDDEN SHORES CONDO	28	28	-0.66	\$194,961	\$194,950
HILLTOP MANOR	212	210	4.409	\$209,053	\$208,100
HILLTOP SOUTH	93	93	13.72	\$129,962	\$130,700
HOLLY DUNES	19	19	0	\$398,363	\$403,900
HUNTWICK CONDOMINIUM	20	20	1.766	\$548,915	\$530,350
HUTTON TERRACE	19	19	-0.15	\$136,542	\$136,100
KENSTOCK	116	115	5.355	\$337,750	\$338,600
KINGSWOOD SQUARE	26	23	2.460	\$162,096	\$168,900
LAFONDA CONDOMINIUM	22	22	2.227	\$86,791	\$91,400
LIGHTHOUSE POINT CONDO	30	30	0	\$354,807	\$337,050

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

FY 2017/2018

Date: 2/13/2017

BEACH

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
LINK HARBOUR CONDO	48	48	7.094	\$283,981	\$280,500
LINKHORN CREST CONDO	31	31	7.701	\$352,461	\$354,800
Linkhorn/Lk Pt/Fremac Area	28	28	-0.93	\$177,921	\$188,100
LONDON BDG/FAIR LADY/BRKGRN CM	41	41	1.933	\$309,290	\$311,200
LONDON BRDG XNG/EVERGREENS	73	73	6.624	\$376,636	\$378,300
LONDON BRIDGE	51	37	4.343	\$195,630	\$166,700
LONDON BRIDGE MANOR	28	28	3.996	\$165,739	\$163,200
LONDON POINTE	64	64	-9.93	\$144,275	\$151,600
LYNN RIVER COMMON	103	103	-9.4	\$136,761	\$132,300
LYNN WDS/FST/MDWGLEN	331	330	3.556	\$270,908	\$278,700
LYNNHAVEN HEIGHTS	52	48	-1.07	\$205,667	\$204,900
MAXEY MANOR	29	27	0	\$215,203	\$245,200
NOTTINGHAM ESTATES	56	56	2.06	\$260,413	\$254,500
NOTTINGHAM SOUTH	31	31	8.907	\$311,997	\$312,700
OCEAN HILLS	60	60	8.995	\$451,207	\$452,000
OCEAN WAY CONDOMINIUM	58	58	3.015	\$354,109	\$324,200
OCEANA BARTOW	28	22	1.541	\$173,207	\$175,400
OCEANA BEECHWOOD GARDENS	35	31	0	\$218,166	\$235,600
OCEANA BELLS/CREDLE DPLX	39	37	7.143	\$152,067	\$146,600
OCEANA BELLS/CREDLE SF	37	25	4.475	\$212,336	\$215,100
OCEANA CONDO	99	97	5.516	\$185,653	\$190,900
OCEANA DUPLEX	174	122	-12.9	\$188,443	\$176,500
OCEANA EAST	154	109	0	\$162,102	\$158,100
OCEANA VILLAGE	199	194	10.61	\$166,317	\$158,700

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

FY 2017/2018

Date: 2/13/2017

BEACH

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
OCEANA WEST	227	174	13.17	\$193,710	\$178,900
OCEANS CONDOMINIUM	224	224	-14.6	\$321,804	\$342,600
OCEANS II CONDOMINIUM	42	42	5.003	\$116,533	\$114,500
OCEANSIDE CONDOMINIUM	54	54	-4.02	\$522,267	\$482,700
OCONEE POINT TH	10	10	-0.21	\$183,960	\$171,950
OLD BEACH VILLAGE	62	62	0	\$311,066	\$300,400
PACIFIC SOUTH CONDO	117	117	-3.67	\$220,864	\$223,900
PARK PLACE	122	122	1.102	\$354,010	\$357,750
PINEWOOD GARDENS	165	165	-0.29	\$189,632	\$184,100
POINT O WOODS	277	277	7.335	\$262,243	\$265,300
PRINCESS ANNE PLAZA TH/SEC 1	94	94	2.798	\$90,559	\$79,700
REAGAN WOODS	26	26	-0.26	\$178,465	\$178,900
REDWING SINGLE FAMILY	470	470	6.935	\$207,298	\$201,100
REDWING/SEMI-DET	131	131	-2.56	\$174,405	\$176,400
RETREAT BY THE SEA	56	56	0	\$115,589	\$118,150
RIA-MAR A CONDOMINIUM	15	15	0	\$317,220	\$310,200
RIVER COVE POINT CONDO	138	138	7.494	\$155,734	\$162,400
RIVER SHORE CONDO	56	56	11.14	\$182,525	\$177,600
ROSEGATE	51	51	-0.08	\$148,367	\$150,800
RUDEE HEIGHTS	97	93	0.547	\$431,385	\$337,800
S BIRDNECK RD CONDO	10	10	4.048	\$281,230	\$220,100
S LYNNHAVEN CONDOS	328	328	-0.51	\$75,365	\$75,000
S VA BEACH 19TH ST C	24	24	0.892	\$67,900	\$67,900
S VA BEACH ATLANTIC	28	28	5.902	\$285,414	\$284,700

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

FY 2017/2018

Date: 2/13/2017

BEACH

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
S VA BEACH BALTIC PL	14	14	12.11	\$210,200	\$210,200
S VA BEACH BEACH LANE TH	10	10	0.393	\$176,280	\$176,100
S VA BEACH BEACHWOOD	16	16	1.496	\$207,731	\$212,600
S VA BEACH BON A VENTURE	13	13	14.73	\$131,123	\$130,300
S VA BEACH BREEZEWOOD	22	22	1.794	\$128,409	\$127,700
S VA BEACH CAPTAINS	54	54	0	\$168,781	\$166,900
S VA BEACH CYPRESS RESERVE	18	18	3.892	\$325,078	\$321,900
S VA BEACH GULLS CONDO	10	10	0	\$114,310	\$114,400
S VA BEACH HOLLY BEND	48	48	7.115	\$230,819	\$224,750
S VA BEACH LAKE STATION	32	32	0.113	\$194,141	\$194,900
S VA BEACH MARSH CREEK	24	24	-2.46	\$158,575	\$158,400
S VA BEACH OCEAN PINES	29	29	4.934	\$162,352	\$162,600
S VA BEACH OCEAN PLACE	12	12	0.383	\$246,517	\$245,800
S VA BEACH PAVILION	55	55	-4.18	\$101,398	\$101,600
S VA BEACH PINE TOPS	24	24	1.791	\$199,408	\$188,850
S VA BEACH RUNNINGTON	32	32	5.294	\$161,100	\$161,100
S VA BEACH SALTMEADOW BAY	17	17	1.515	\$409,147	\$408,500
S VA BEACH SEA POINT	24	24	14.53	\$139,900	\$139,900
S VA BEACH SEACOURT	12	12	0.971	\$142,067	\$143,300
S VA BEACH SEACREST	16	16	0	\$129,406	\$123,950
S VA BEACH SEAPINES	38	38	8.344	\$161,145	\$163,000
S VA BEACH SHADOWLAWN	16	16	6.56	\$101,225	\$100,900
S VA BEACH SHOREHAM	72	72	11.67	\$146,667	\$147,000
S VA BEACH SILVERLAKE	10	10	1.686	\$194,820	\$195,100

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

FY 2017/2018

Date: 2/13/2017

BEACH

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
S VA BEACH SOLAR PLACE	10	10	1.261	\$142,090	\$140,300
S VA BEACH SUMMERS POINT	24	24	1.343	\$194,933	\$205,500
S VA BEACH TENBEE CHASE	20	20	13.1	\$182,830	\$179,100
S VA BEACH TOWNHOMES	61	61	6.355	\$244,430	\$255,100
S VA BEACH WOODLAND	12	12	-18.5	\$130,467	\$129,800
S VA BEACH WOODLYN S	25	25	7.991	\$112,172	\$115,700
S VA BEACH/ATLANTIC PALISADES	16	16	0	\$394,638	\$394,400
S VA BEACH/COASTAL WALK	16	16	36.34	\$213,231	\$208,850
S VA BEACH/OCEAN TRACE CONDOS	60	60	1.437	\$136,930	\$144,100
S VA BEACH/PLAYA RANA	42	42	14.59	\$206,960	\$211,800
S VA BEACH/SEAHORSE COVE	10	10	2.300	\$426,100	\$441,750
S VA BEACH-S	515	453	8.278	\$358,462	\$346,500
S VA BEACH-S APTS	42	42	-4.95	\$384,936	\$377,000
S VA BEACH-S BEAN GARDEN	17	17	18.16	\$399,982	\$435,000
S VA BEACH-S CONDOS	324	322	-1.89	\$337,182	\$341,700
S VA BEACH-S DUPLEX	115	113	4.229	\$299,309	\$289,800
S VA BEACH-S WOODLAND	86	78	7.164	\$294,285	\$292,100
SALT MARSH POINT ATTACHED	151	151	5.32	\$236,210	\$236,000
SALT MARSH POINT SF	79	79	11.05	\$342,884	\$346,100
SEA PINES CONDO	22	22	-0.18	\$371,982	\$371,700
SEABRIDGE SQUARE	85	85	-1.37	\$120,575	\$123,000
SEASCAPE CONDOMINIUM	10	10	0	\$439,120	\$439,100
SEATAK BIRDNECK WOODS	16	16	2.390	\$393,269	\$387,700
SEATAK CONDOS	12	12	2.445	\$223,100	\$222,700

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

FY 2017/2018

Date: 2/13/2017

BEACH

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
SEATAACK DUPLEX	12	12	2.153	\$217,475	\$229,600
SEATAACK SF	396	326	-0.89	\$191,849	\$184,700
SEATAACK/TOWNHOUSE	17	14	2.717	\$215,076	\$233,800
SELDEN HALL CONDO	18	18	0.590	\$339,844	\$342,300
SHADOW LAWN 1001 INDIAN AVE	30	30	0	\$89,463	\$89,550
SHADOW LAWN BEACH CLUB II	64	64	22.35	\$96,900	\$96,900
SHADOW LAWN CABANA SOUTH	50	50	24.34	\$197,804	\$213,500
SHADOW LAWN LANDS END CONDO	284	284	0.086	\$161,606	\$150,300
SHADOW LAWN MISC CONDOS	96	96	-2.94	\$286,897	\$288,850
SHADOW LAWN OCEAN VILLAS	13	13	0	\$129,008	\$125,500
SHADOW LAWN RUDEE INLET CONDO	12	12	-6.7	\$321,150	\$313,800
SHADOW LAWN SAWGRASS CONDO	120	120	1.082	\$140,265	\$140,400
SHADOW LAWN SF	902	854	10.04	\$386,707	\$352,200
SHADOW LAWN SOUTHWINDS	101	101	-18.3	\$111,489	\$108,300
SHADOW LAWN TOWNHOUSES	102	101	3.614	\$170,997	\$165,000
SHADOW LN MEDITERRANEAN VILL	10	10	0	\$120,900	\$120,900
SHADOW LN RUDEE VILLAS CONDO	40	40	3.376	\$143,900	\$143,900
SOUTH VIRGINIA BEACH S WOODLAN	15	14	1.477	\$226,200	\$238,200
SQUIRE LAWNS/WHISPERING PINES	40	40	-0.32	\$158,048	\$149,650
THE KAMLA A CONDO	15	15	0	\$327,207	\$341,000
TRIPLE OAKS CONDO	46	46	-0.08	\$122,961	\$121,500
VIRGINIA VILLAGE CONDO	100	100	19.93	\$116,392	\$112,550
WASHINGTON SQUARE TOWNHOUSES	634	632	-2.67	\$149,974	\$148,600
WOLFSNARE ACRES	93	91	8.178	\$305,433	\$294,300

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2017/2018**

Date: 2/13/2017

BEACH

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
WOODS AT LONDON BRIDGE	360	360	1.967	\$148,712	\$147,900

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

FY 2017/2018

Date: 2/13/2017

CENTERVILLE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
ADAMS GLEN	37	37	1.667	\$332,138	\$325,800
ALEXANDRIA	1014	1014	0.764	\$232,014	\$235,500
BEECHWALK LANDING	24	24	2.878	\$213,008	\$212,700
BELLAMY PLANTATION	95	95	-0.62	\$354,441	\$358,300
BELLAMY PLANTATION JF	66	66	-0.31	\$301,002	\$294,200
BELLAMY PLANTATION MICHAEL LEE	37	37	-0.24	\$304,535	\$306,000
BELLWOOD FOREST	27	26	1.404	\$417,726	\$420,600
BENTLEY GATE	142	142	1.834	\$337,422	\$334,750
BENTLEY PARK	174	174	3.875	\$397,344	\$397,700
BRIGADOON PINES/FOXON WDS	546	546	0.624	\$279,463	\$277,950
BRIGADOON/COUNTRY HAVEN	892	891	-0.32	\$249,795	\$251,750
BUCKNER WOODS	160	160	-0.14	\$124,018	\$125,550
CHARLESTOWNE LAKES	375	375	1.758	\$231,477	\$228,900
CHARLESTOWNE LAKES SO R5D	304	303	1.438	\$221,674	\$224,850
CHARLESTOWNE LAKES SO R75	283	283	-0.46	\$241,963	\$239,200
CHARLESTOWNE WOODS/EAST	152	152	0.922	\$257,571	\$254,500
CHARLESTWN/TALLWOOD/GWEN MDWS	280	273	3.003	\$220,435	\$215,650
COLLEGE PARK	480	480	3.742	\$221,084	\$221,650
COLLEGE PARK TH	225	225	2.254	\$133,188	\$129,700
COMMONS	120	120	-5.60	\$210,303	\$210,050
COVENTRY	263	263	4.411	\$275,552	\$272,700
EAGLE COVE	26	26	-0.85	\$401,812	\$403,400
GLENWOOD	1764	1764	2.877	\$271,739	\$274,500
GLENWOOD CONDOS	312	312	1.607	\$109,078	\$106,100

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

FY 2017/2018

Date: 2/13/2017

CENTERVILLE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
GLENWOOD GLENWOOD GREEN	72	72	2.643	\$170,749	\$172,400
GLENWOOD LINKS	56	55	0.218	\$316,446	\$315,750
GLENWOOD PLACE/ROSE GLEN MANOR	54	54	3.268	\$328,783	\$332,050
GLENWOOD VILLAGE	19	19	-0.58	\$333,900	\$335,800
GREEN RUN CONDOS	276	276	-0.42	\$80,527	\$81,400
GREEN RUN SF	2372	2372	1.848	\$200,514	\$196,550
INDIAN LAKES CONDOS	427	427	5.475	\$102,995	\$101,800
INDIAN LKS COBBLESTONE PTS W	150	150	5.113	\$126,113	\$125,700
INDIAN POINTE @ ROSE GLEN	55	55	-0.07	\$356,235	\$345,800
INDIAN RIVER RD	27	17	2.509	\$162,844	\$159,400
INFINITY	40	23	19.23	\$206,805	\$274,600
KEMPS & CNTVLE ARTERY	23	19	-0.4	\$195,926	\$173,500
KEMPSVILLE CROSSING	59	59	4.253	\$280,617	\$279,100
KEMPSVILLE LAND USE	10	6	0.8	\$1,490,820	\$1,224,750
KEMPSVILLE PLANTATION	66	66	2.965	\$317,621	\$318,050
LAKE CHRISTOPHER	363	363	5.052	\$276,482	\$267,300
LEVEL GREEN SEMI-DETACHED	86	86	8.645	\$141,336	\$139,900
LEVEL GREEN SITE 1 & 2 SF	282	282	2.743	\$209,512	\$210,250
LEVEL GREEN SITE 3 SF	111	111	2.428	\$207,419	\$205,600
Level Green Th/Owl Ct	332	332	-3.31	\$125,527	\$123,600
LEVEL GRN PINEWOOD/VILLAGES TH	247	247	4.412	\$128,920	\$126,500
ORCHARD AT GLENWOOD/CHES.HOMES	95	95	2.995	\$342,689	\$338,300
RIVERLAKE	42	42	7.902	\$318,986	\$318,400
ROCK CREEK	810	810	2.602	\$224,832	\$226,300

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

FY 2017/2018

Date: 2/13/2017

CENTERVILLE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
ROSEMONT FOREST	1136	1136	-0.65	\$208,148	\$205,300
ROSEMONT FOREST SEMI DET	452	452	0	\$173,241	\$171,150
ROSEMONT FOREST TOWNHOUSES	657	657	10.78	\$129,532	\$129,500
SALEM CT CONDOS	28	28	12.12	\$119,668	\$118,700
SALEM LAKES TH	244	244	4.388	\$141,547	\$140,150
SALEM VILLAGES	316	316	1.631	\$191,931	\$190,300
SOUTHAMPTON & SEASONS AT SALEM	110	110	3.659	\$234,794	\$233,900
SPENCE CROSSING CROFTON	97	97	1.558	\$227,662	\$227,200
SPENCE CROSSING FERNHILL	58	58	-0.59	\$194,734	\$195,900
SPENCE CROSSING HALSTEAD	16	16	4.688	\$357,331	\$354,000
SUNSTREAM PARK SEMI DET	211	211	0.998	\$172,206	\$168,200
SUNSTREAM PARK SF	102	102	-0.04	\$199,017	\$199,100
TARLETON OAKS GABLES/RESERVES	294	294	3.09	\$185,830	\$161,700
WOOD BRIDGE POINTE	626	626	2.071	\$358,462	\$355,600
WOOD BRIDGE POINTE TOWNHOMES	182	182	0.990	\$215,018	\$214,500
WOODHAVEN	45	45	0.63	\$187,484	\$176,900
WYNDAMERE	197	197	2.797	\$230,226	\$231,900

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

FY 2017/2018

Date: 2/13/2017

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
ACREDALE	293	292	3.868	\$228,983	\$216,800
AMHURST	59	59	1.716	\$183,146	\$177,900
AMHURST TOWNHOUSES	154	154	3.997	\$104,729	\$104,800
ARROWHEAD	747	747	2.355	\$217,863	\$207,700
ARROWHEAD TOWNHOUSES	164	164	1.080	\$132,470	\$130,800
AVALON	245	238	-0.09	\$268,233	\$256,100
AVALON HILLS	119	119	0.077	\$216,445	\$211,100
AVALON WOODS OF AVALON	188	188	4.53	\$262,362	\$265,750
BALLYLINN SHORES	191	190	-0.35	\$276,034	\$223,500
BAYSIDE PLACE/ESTATES	55	55	3.177	\$269,611	\$267,600
BELLAMY ESTATES	14	14	2.501	\$352,771	\$355,950
BELLAMY MANOR EAST	35	35	1.922	\$344,060	\$337,300
BELLAMY MANOR ESTATES	389	388	1.284	\$322,244	\$321,400
BELLAMY MANOR ESTATES SEC 5	97	97	-0.86	\$361,971	\$360,200
BELLAMY MANOR SEC B1	41	40	-0.81	\$275,615	\$283,000
BELLAMY MANOR SEC C	244	243	5.992	\$315,238	\$304,500
BELLAMY MANOR-N	156	155	1.596	\$250,004	\$252,300
BELLAMY WOODS	313	313	3.184	\$400,023	\$395,400
BIRNAM WOODS/MEADOWS	113	113	1.43	\$248,546	\$248,300
BONNEY'S QUAY	57	57	2.503	\$199,835	\$183,800
BOULEVARD MANOR	59	59	-1.85	\$144,995	\$142,300
BRANDON	179	179	0.8	\$254,947	\$254,300
BRANDON SEMI-D	624	624	4.931	\$182,311	\$181,700
BRENNEMAN FARM CONDO	148	148	-0.39	\$141,678	\$141,700

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

FY 2017/2018

Date: 2/13/2017

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
BROOKEFIELD CROSSING	42	42	0	\$314,233	\$312,700
BROOKSIDE CONDOMINIUM	184	184	5.787	\$69,042	\$70,200
CAMPUS EAST TOWNHOMES	773	773	3.540	\$127,414	\$129,300
CAROLANNE FARM/POINT	652	650	2.247	\$228,637	\$221,250
CAROLYNNE GARDENS	20	20	-1.22	\$219,605	\$214,800
CARRIAGE MILL TH	121	121	1.288	\$195,069	\$204,100
CEDAR HILL	256	256	0.65	\$232,284	\$229,150
CHARTER LAKES CONDOS	28	28	2.533	\$139,782	\$143,000
CHARTER LAKES TOWNHOUSES	79	79	5.193	\$152,527	\$152,700
CHATHAM HALL CHATMOSS	109	109	0.934	\$252,876	\$250,900
CHATHAM HALL PHASE 4-5-6	334	334	3.903	\$212,732	\$210,400
CHATHAM HALL SUTTON PLACE	40	40	3.151	\$275,205	\$271,550
CHATHAM LANDING	11	11	4.515	\$329,100	\$331,100
DIAMOND SPRINGS CONDO	84	84	23.07	\$92,538	\$93,000
DRIFT TIDE CONDOMINIUM	170	170	7.566	\$88,439	\$87,300
DUNBARTON	228	228	-2.01	\$257,394	\$254,000
ELIZABETH RIVER SHORES	110	108	-5.71	\$218,386	\$201,600
ENGLYSHE AVALON	23	23	2.977	\$414,539	\$403,000
FAIR MEADOWS	163	155	-1.36	\$200,861	\$193,100
FAIRFIELD	765	765	2.783	\$323,682	\$319,200
FAIRFIELD FOREST/SHRS	141	141	2.656	\$368,276	\$360,700
FAIRFIELD GDNS CONDO	156	156	-0.43	\$146,286	\$146,200
FAIRFIELD MILL	46	46	0	\$189,478	\$191,000
FAIRWAYS	55	55	6.450	\$195,636	\$195,900

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

FY 2017/2018

Date: 2/13/2017

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
FOX RUN	274	274	-2.90	\$260,435	\$257,950
GABLES AT BELLAMY	95	95	5.551	\$186,073	\$186,800
GRAND LAKE	145	145	0.893	\$112,373	\$116,400
GRAYSON POND	79	79	2.211	\$188,189	\$201,200
HAVEN ESTATES	93	93	1.603	\$189,497	\$185,900
HAVEN HEIGHTS	102	102	4.104	\$247,338	\$241,650
HESTER PROPERTY	28	28	2.843	\$194,589	\$195,250
HOMESTEAD	230	229	-0.94	\$244,188	\$236,450
HUNT CLUB CONDOMINIUM	24	24	0	\$128,233	\$127,600
HUNTINGTON	381	380	-0.44	\$223,127	\$219,300
HUNTS POINTE	55	55	0	\$409,745	\$413,100
INDIAN LAKES SF (1)	550	550	7.446	\$245,231	\$244,250
INDIAN LAKES SF (2)	1004	1004	7.87	\$203,278	\$204,400
INDIAN RIVER	129	128	-2.11	\$153,282	\$151,700
JAMESTOWNE	204	204	4.882	\$155,304	\$155,000
JAMESTOWNE/STONEBROOK	159	159	5.062	\$137,718	\$139,700
JONATHANS COVE	30	29	0	\$398,727	\$401,200
KEMPS VILLAGE AT TOWN CENTER	55	55	4.852	\$317,785	\$318,300
KEMPSHIRE MANOR	104	104	5.031	\$156,671	\$153,850
KEMPSVILLE AREA	24	20	-1.78	\$199,883	\$209,250
KEMPSVILLE COLONY	179	178	0.913	\$236,866	\$239,800
KEMPSVILLE GARDENS	35	33	0	\$202,480	\$202,200
KEMPSVILLE GREENS 4ST-CONDOS	48	48	-3.34	\$145,425	\$143,700
KEMPSVILLE GREENS THE GABLES	197	197	3.411	\$174,735	\$174,200

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

FY 2017/2018

Date: 2/13/2017

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
KEMPSVILLE GREENS TOWNHOUSES	148	148	-0.49	\$267,830	\$259,200
KEMPSVILLE HEIGHTS	163	161	1.711	\$253,023	\$241,100
KEMPSVILLE MANOR	51	50	8.970	\$214,663	\$204,200
KEMPSVILLE PARKWAY	13	2	-6.31	\$317,550	\$317,550
LAKE CYPRESS CONDO	132	132	-0.13	\$126,810	\$128,500
LAKE EDWARD	776	776	-2.00	\$96,590	\$95,300
LAKEVILLE ESTATES	197	197	4.279	\$215,624	\$210,900
LARK DOWNS	170	170	2.68	\$234,434	\$229,900
LARKSPUR	542	538	4.204	\$311,845	\$312,300
LARKSPUR FARMS	43	43	-0.15	\$378,670	\$374,500
LARKSPUR GREENS BOYD/WDBRIDGE	78	78	5.886	\$174,386	\$173,600
LARKSPUR GREENS SF	248	248	4.793	\$243,998	\$243,300
LARKSPUR MEADOWS	195	195	2.073	\$337,439	\$331,900
LAWSON FOREST	124	123	8.314	\$224,251	\$218,350
LAWSON HALL CONDOS	64	64	0.556	\$247,675	\$247,000
LE COVE	100	94	1.930	\$326,052	\$312,750
LEGACY AT BAKER CONDO	45	45	3.668	\$242,696	\$239,800
LK JAMES/CARRIAGE MILL	291	291	-0.33	\$320,259	\$320,100
LYNBROOK LANDING	412	412	2.051	\$105,588	\$106,600
LYNBROOK LANDING SF	187	187	-1.45	\$191,672	\$188,300
MACDONALD PARK	66	64	10.07	\$182,635	\$177,400
MADISON LANDING	13	13	-0.61	\$213,177	\$222,600
NEWLIGHT	215	195	5.224	\$224,560	\$209,400
NEWLIGHT (NEWER AREAS)	130	130	-1.26	\$320,258	\$317,900

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

FY 2017/2018

Date: 2/13/2017

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
NEWPOINTE CONDO	424	424	2.92	\$53,085	\$51,800
NEWSOME FARM	173	147	4.575	\$222,659	\$198,200
NEWSOME FARM/DIAMOND COMMONS	45	45	7.239	\$219,260	\$219,600
OAKENGATE	21	21	2.575	\$303,910	\$314,700
PARLIAMENT VILLAGE	252	252	2.926	\$139,262	\$138,600
POINT O VIEW	229	228	2.308	\$270,464	\$256,700
POWHATAN HEIGHTS	98	98	0.059	\$200,387	\$191,700
PROVIDENCE LANDING	32	32	1.978	\$250,959	\$247,500
PROVIDENCE POINTE	76	75	4.421	\$132,680	\$139,500
QUEEN CITY	48	33	-0.57	\$88,448	\$57,500
RIDGLEA	122	122	4.568	\$237,140	\$235,800
RIVERANNE	36	36	3.568	\$133,103	\$132,500
RIVERTON	184	184	5.212	\$259,432	\$253,750
SAJO FARMS	309	308	2.69	\$393,447	\$386,000
SHAMROCK GARDEN	16	16	-3.48	\$237,344	\$235,250
SHANNON	35	35	1.006	\$226,649	\$228,500
SHERRY PARK	170	170	3.025	\$179,468	\$172,200
SOLARTOWNE	63	63	4.911	\$117,737	\$119,100
STRATFORD CHASE/GREENS	443	443	3.045	\$308,176	\$303,400
TAYLORS WALKE	28	28	1.383	\$193,429	\$194,350
WEAVERVILLE/PR ANNE RD	42	38	-5.67	\$226,843	\$210,750
WEBLIN PLACE	122	122	-3.06	\$121,388	\$120,600
WEBLIN POINTE	118	118	2.405	\$106,176	\$108,200
WESLEYAN CHASE	359	359	-0.17	\$251,384	\$249,800

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

FY 2017/2018

Date: 2/13/2017

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
WESLEYAN CHASE TH RG MOORE	170	170	9.663	\$136,774	\$139,200
WESLEYAN CHASE TH URBAN CONCEP	49	49	-2.31	\$152,169	\$151,400
WESLEYAN PINES	162	162	3.427	\$320,828	\$321,350
WESLEYAN PINES VA TECH CT	13	13	2.311	\$463,054	\$439,400
WESTVIEW VLG / KNOB HILL	171	171	2.766	\$189,891	\$184,500
WHITEHURST GROVE/WOODS/MANOR	257	257	-0.33	\$245,429	\$245,800
WILLOW POND CONDO	38	38	0.913	\$269,126	\$274,300
WITCHDUCK LAKE CONDOS	196	196	-0.28	\$243,793	\$249,100
WOOD FARM	143	143	0.371	\$202,194	\$201,600
WOODRIDGE	127	127	1.441	\$231,395	\$230,300
WOODSTOCK	254	252	3.967	\$280,204	\$268,750
WOODSTOCK POINT CONDO	15	15	-0.35	\$379,807	\$384,300

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

FY 2017/2018

Date: 2/13/2017

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
ALANTON	448	445	2.796	\$694,813	\$479,250
ALANTON LINKHORN SHORES	70	69	1.362	\$1,611,604	\$1,391,200
ARBORS AT CAPE HENRY	95	95	-1.94	\$388,292	\$385,900
BAY COLONY	666	648	8.357	\$737,765	\$686,750
BAY COLONY WATERFRONT	175	168	7.743	\$1,755,994	\$1,587,800
BAY ISLAND	207	205	5.623	\$811,167	\$733,500
BAYCLIFF	209	209	-0.40	\$489,430	\$477,000
BAYCLIFF WATERFRONT	68	68	2.187	\$862,968	\$767,000
BAYFRNT/BAYSIDE BAYS EDGE	26	26	2.299	\$349,835	\$318,800
BAYFRONT/BAYSIDE CONDO DUNES	11	11	0.791	\$315,273	\$334,200
BAYFRONT/BAYSIDE CONDO MOORING	13	13	2.527	\$297,123	\$272,300
BELLHAVEN/SOUTHERN TER	104	104	3.384	\$207,653	\$195,850
BFRNT/BAYSIDE CASA DEL PLAYA	30	30	0	\$373,560	\$407,000
BFRNT/BAYSIDE OSPREY VILLAS	12	12	2.677	\$476,933	\$384,500
BIRCHWOOD BIRCHWOOD GARDENS	601	601	3.129	\$231,603	\$226,200
BIRCHWOOD BIRCHWOOD SOUTH	119	119	-0.49	\$248,055	\$245,900
BIRDNECK POINT	176	173	0.232	\$1,348,610	\$1,146,650
BIRDNECK POINT-OFF WATER	83	81	0.323	\$618,393	\$596,800
BISHOPSGATE	112	111	2.619	\$670,574	\$623,050
BRAY ROAD	110	109	1.983	\$507,161	\$455,450
BRIDGETTS LANDING	18	18	-0.83	\$382,828	\$367,250
BRIGHTON ON THE BAY	132	130	3.369	\$663,111	\$598,650
BROAD BAY COLONY	205	203	4.002	\$573,698	\$548,200
BROAD BAY ESTATES	130	130	0.052	\$535,561	\$520,450

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

FY 2017/2018

Date: 2/13/2017

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
BROAD BAY POINT GREENS	230	228	0.009	\$598,771	\$594,500
BROAD BAY PT GRNS WATERFRONT	61	61	0.99	\$1,375,090	\$1,378,400
BYFRNT/BAYS POSEIDON BCH	12	12	0	\$1,000,217	\$858,850
BYFRNT/BAYSIDE BEACH CASTLE	10	10	0.162	\$353,410	\$307,750
CAMDEN 1ST COL ESTATES	52	52	2.141	\$270,165	\$271,650
CAPE HENRY SHORES	187	187	5.998	\$540,118	\$539,200
CAPE HENRY TOWERS	199	199	5.843	\$199,514	\$196,900
CAPE HENRY VILLAS CONDO	78	78	7.445	\$146,108	\$145,400
CAPE STORY BY THE SEA	495	473	1.772	\$460,796	\$420,000
CAPE STORY BY THE SEA CONDO	68	68	1.541	\$483,681	\$438,200
CAPE STORY/LYNN COLONY DUPLEX	81	81	2.734	\$459,965	\$368,800
CHANCELLOR WALK	116	116	-1.2	\$257,545	\$257,200
CHELSEA	104	104	0.375	\$593,933	\$548,550
CHESAPEAKE BAY SHORES	52	52	0	\$531,181	\$455,200
CHESHIRE	92	92	3.168	\$196,899	\$193,300
COLONIAL OAKS	168	168	3.791	\$386,691	\$378,850
COLUMBUS STATION CONDO	384	384	-0.80	\$134,099	\$134,300
COVE POINT CONDOMINIUM	64	64	3.425	\$456,409	\$451,900
EASTERN PARK	256	256	3.533	\$196,610	\$175,650
EASTERN PARK KINGS GRANT COVE	10	10	1.319	\$426,190	\$425,350
GLOUCESTER VILLAGE	75	74	-0.52	\$314,289	\$304,800
GODFREY LANE	13	11	0.369	\$971,692	\$941,200
GREAT NECK ESTATES	236	236	2.921	\$350,593	\$327,250
GREAT NECK FARM	173	173	2.913	\$350,831	\$347,800

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

FY 2017/2018

Date: 2/13/2017

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
GREAT NECK LANDING	132	132	-0.13	\$112,633	\$111,500
GREAT NECK MANOR	60	60	5.307	\$271,498	\$231,800
GREAT NECK PINES/MICHAELS GLEN	42	42	2.125	\$512,460	\$508,450
GREAT NECK POINT	72	67	-0.1	\$730,226	\$711,250
GREAT NECK POINT COVE FRONT	106	96	0.718	\$1,016,240	\$915,400
GREAT NECK POINT RIVER FRONT	28	27	1.766	\$1,809,575	\$1,808,900
GREAT NECK PT/LONG CRK WF	33	33	0.498	\$1,121,506	\$1,013,700
GREAT NECK TOWNHOMES	29	29	0.255	\$191,238	\$191,700
GREAT NECK VILLAS	136	136	5.78	\$219,698	\$226,500
GREEN HILL BY THE BAY	28	28	0.628	\$723,268	\$648,100
GREEN HILL FARM	55	55	1.063	\$665,713	\$556,600
GROVELAND PARK	183	183	5.423	\$244,662	\$236,200
GRT NK MDWS/FST PK/OLD DON WDS	419	419	0.784	\$374,498	\$372,300
HARBOUR GATE	120	120	-11.0	\$212,157	\$212,600
KINGS GRANT LDNG SOUTH	109	109	1.605	\$208,975	\$211,800
KINGS GRANT ROYAL GRANT	124	122	-0.36	\$669,772	\$617,900
KINGS GRANT SEC 1-2-3	277	276	2.154	\$307,958	\$301,800
KINGS GRANT SEC 4-5	496	493	-0.48	\$345,786	\$330,450
KINGS GRANT SEC 6-10	395	395	-0.35	\$388,977	\$375,700
KINGS GRANT SEC-11	110	108	4.820	\$479,435	\$434,100
KINGS POINT	136	136	5.416	\$289,415	\$289,700
KINGS POINT EAST	179	179	-0.06	\$279,259	\$270,000
KINGS TOWNE	54	54	-0.06	\$182,626	\$181,950
LAUREL COVE	309	309	0.569	\$370,520	\$359,000

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

FY 2017/2018

Date: 2/13/2017

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
LAUREL COVE EAST	22	22	-0.45	\$364,150	\$362,800
LAUREL MANOR	154	153	-2.03	\$203,041	\$190,900
LESNER COVE CONDO	24	24	-8.65	\$388,217	\$407,100
LESNER POINTE CONDO LESNER PT	138	138	0.602	\$389,906	\$338,400
LINKHORN BAY CONDO	96	96	5.033	\$271,870	\$257,000
LINKHORN COVE	83	82	4.918	\$595,975	\$546,100
LINKHORN ESTATES	175	172	6.087	\$422,711	\$396,900
LINKHORN ESTATES CANNON/DOGWD/	79	79	-0.18	\$410,587	\$403,500
LINKHORN ESTATES WATERFRONT	37	36	2.851	\$1,009,984	\$1,032,200
LINKHORN OAKS	33	28	3.635	\$731,727	\$736,800
LINKHORN OAKS WATERFRONT	13	10	0.533	\$1,707,500	\$1,548,900
LINKHRN/CANON/DOGWD WATERFRONT	23	21	-0.47	\$1,070,617	\$942,000
LINLIER	24	24	5.093	\$438,354	\$410,000
LINLIER WATERFRONT	55	54	0.813	\$957,225	\$918,100
LITTLE NECK	338	330	0.918	\$507,593	\$482,850
LITTLE NECK CROSSING	26	26	1.81	\$271,577	\$271,050
LITTLE NECK KFLNSHP	38	37	4.360	\$789,916	\$788,000
LITTLE NECK REDWOOD/H BREEZE	82	82	2.985	\$504,389	\$489,200
LITTLE NECK SEABREEZE FARMS	62	62	2.826	\$660,552	\$625,700
LITTLE NECK VILLAGE	74	70	1.891	\$255,149	\$238,500
LITTLE NECK WATERFRONT	319	297	5.591	\$845,941	\$697,400
LITTLE NECK WDS AT LITTLE NCK	22	20	3.651	\$745,586	\$724,450
LITTLE NECK/KFLNSHP WF	60	56	9.254	\$1,178,713	\$1,083,100
LITTLE NECK/RDWOOD/HBREEZE WF	23	22	7.006	\$853,478	\$809,100

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

FY 2017/2018

Date: 2/13/2017

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
LITTLE NECK/SEABREEZE FARMS WF	39	36	-0.71	\$1,038,833	\$887,500
LONG CREEK COVE CONDO	87	87	1.737	\$376,966	\$387,100
LYNNHAVEN BEACH CONDO	108	108	-1.06	\$285,935	\$280,800
LYNNHAVEN COLONY	323	322	2.251	\$418,656	\$384,700
LYNNHAVEN DUNES	72	70	5.604	\$438,833	\$431,650
MAI-KAI CONDOMINIUM	34	34	1.052	\$211,288	\$211,200
MALIBU	427	427	3.905	\$202,587	\$194,000
MALIBU KINGS FOREST	315	315	-0.45	\$291,008	\$276,100
MARINERS MARK CONDO	92	92	-2.93	\$517,953	\$486,300
MEADOWRIDGE	59	59	0.121	\$830,075	\$612,900
MIDDLE PLANTATION	319	317	2.787	\$568,039	\$539,400
MIDDLE PLANTATION PHASE 6	136	136	1.051	\$742,010	\$658,500
MILL CREEK CONDOMINIUM	56	56	1.613	\$276,980	\$271,050
MILL DAM FOREST	28	28	1.907	\$587,154	\$584,450
MILL DAM RD/POINTE	109	98	5.956	\$445,570	\$475,100
NORTH VA BEACH	2256	2179	-2.77	\$827,184	\$667,300
NORTH VIRGINIA BEACH CO-OP	12	12	0	\$504,983	\$503,800
NORTH VIRGINIA BEACH CRYSTAL A	275	261	0.087	\$625,768	\$552,400
NORTH VIRGINIA BEACH PIRATES H	18	18	-0.51	\$688,828	\$662,150
OCEAN SHORE CONDOS	63	63	6.614	\$602,848	\$622,700
PAGE AV-SHORE DR BAY BEACH	18	18	2.882	\$333,400	\$334,100
PAGE AV-SHORE DR CONDO DUPLEX	13	13	9.218	\$571,800	\$555,300
PAGE AV-SHORE DR/N SHORE CONDO	24	24	0	\$284,992	\$285,550
PEMBROKE STATION CONDO	90	90	2.141	\$115,490	\$120,700

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

FY 2017/2018

Date: 2/13/2017

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
PEPPER TREE A CONDO	144	144	4.227	\$85,226	\$92,100
PG AV-SHORE DR BAY BREZ VILLAS	36	36	1.171	\$180,756	\$179,900
PG AV-SHORE DR CONDO BREAKER	57	57	2.057	\$216,802	\$210,400
PG AV-SHORE DR CONDO OYSTER	11	11	3.809	\$228,455	\$222,100
PG AV-SHORE DR CONDO PAGE AV	16	16	9.399	\$187,469	\$185,000
PG AV-SHORE DR CONDO PG SHORES	12	12	13.43	\$108,808	\$109,800
PG AV-SHORE DR GREAT NCK BCH	21	21	7.331	\$152,533	\$152,600
PG AV-SHORE DR HARBOR	23	23	-0.43	\$298,309	\$303,700
PG AV-SHORE DR LYNNSHORE	24	24	4.152	\$167,021	\$166,000
PG AV-SHORE DR SAND SPUR	14	14	0	\$313,000	\$313,000
PG AV-SHORE DR SEA SHELL	12	12	4.181	\$242,117	\$241,700
PG AV-SHORE DR SEASHORE	18	18	1.494	\$161,128	\$155,200
PG AV-SHORE DR SHORELINE	12	12	7.090	\$203,900	\$203,900
PG AV-SHORE DR VINEYARD	36	36	1.103	\$295,931	\$289,700
PG AV-SHORE DR WALDON	48	48	-0.88	\$254,410	\$246,900
PRINCESS ANNE HILLS	138	137	2.561	\$947,835	\$952,500
RESERVE	118	118	3.885	\$713,723	\$697,400
RIVER & SHOREHAVEN RDS	41	39	2.079	\$624,146	\$572,900
ROYAL COURT CONDO	58	58	1.852	\$360,710	\$349,300
RVR AND N SHOREHVN WATERFRONT	129	121	0.7	\$976,125	\$844,800
SEAGATE COLONY I	152	152	2.543	\$269,172	\$280,500
SHANNON KNOLL	18	18	0.183	\$325,244	\$327,050
SHIPS WATCH CONDO	44	44	4.024	\$502,448	\$417,750
SHORE DR S LESNER VILLAS	60	60	-0.31	\$216,620	\$209,900

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

FY 2017/2018

Date: 2/13/2017

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
SHORE DR S LYNN LANDING	30	30	-0.69	\$200,590	\$199,700
SHORE DR S SHOREHAVEN	48	48	3.221	\$173,056	\$174,100
SHORE DR SOUTH CONDO LYNNHAVEN	40	40	-0.88	\$151,993	\$162,500
SHORE DR SOUTH CONDO VISTA CIR	32	32	3.026	\$178,541	\$174,600
SHORE DR SOUTH CONDO VISTA PT	21	21	8.526	\$224,576	\$210,100
SHORE DR SOUTH INLET COLONY	63	63	3.152	\$158,414	\$157,600
SHORE DR SOUTH INLET SHORES	16	16	-0.56	\$272,969	\$271,800
SOUTHALL QUARTER	174	174	1.800	\$248,434	\$251,250
SOUTHERN POINTS	304	304	2.606	\$385,022	\$371,300
SWAIN HILL CONDOS	12	12	1.665	\$226,375	\$225,200
SYLVAN LAKE	53	52	1.575	\$455,430	\$451,200
SYLVAN LAKE SLEEPY HOL-SANDEE	16	16	2.967	\$365,206	\$368,250
THALIA	236	233	2.753	\$322,617	\$314,150
THALIA FOREST	29	29	-0.27	\$340,090	\$335,500
THALIA MANOR	346	344	5.374	\$256,422	\$248,450
THALIA STATION CONDO	197	197	-0.16	\$87,712	\$86,700
THALIA VILLAGE	295	272	1.024	\$258,997	\$252,100
THALIA VILLAGE CONDOS	37	37	-0.1	\$175,481	\$190,300
THALIA VILLAGE DUPLEX	72	72	-0.29	\$205,544	\$215,200
THALIA VILLAGE TH	403	403	1.352	\$116,291	\$109,800
THALIA WATERFRONT	198	192	-2.27	\$518,674	\$470,300
THALIA WAYSIDE TOWNHMS	354	354	1.138	\$180,676	\$178,450
THE ENCLAVE AT TOWN CTR	13	13	1.96	\$324,577	\$323,000
THE LANDINGS	78	78	1.910	\$393,118	\$320,800

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2017/2018**

Date: 2/13/2017

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
THE LANE AT WILDWOOD	20	20	3.134	\$311,170	\$310,800
TRANT BERKSHIRE AREA	371	365	1.542	\$655,358	\$563,600
WELLINGTON WOODS	254	254	1.717	\$331,704	\$328,450
WILDWOOD SQUARE	76	76	4.986	\$201,961	\$195,600
WIMBLEDON ON THE BAY	79	79	0.116	\$760,499	\$676,000
WIND ROSE TOWNHOUSES	18	18	-0.98	\$380,022	\$382,850
WOLFSNARE PLANTATION	206	206	-0.23	\$349,829	\$334,650
WOODHURST	82	82	5.227	\$272,057	\$263,400

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

FY 2017/2018

Date: 2/13/2017

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
ASHBYS BRIDGE	24	4	5.685	\$663,150	\$675,700
ASHVILLE PARK/RANIER VILLAGE	165	111	2.149	\$447,193	\$447,300
ASHVILLE PARK/WILSHIRE VLG	135	134	1.844	\$618,839	\$596,800
ATLANTIC SHORES MID-RISE APT	566	559	3.657	\$133,318	\$112,000
BELLWOOD ESTATES	183	181	3.127	\$356,362	\$358,900
BERNARD FARM	45	44	0.551	\$363,078	\$365,900
BLACKWATER	429	359	-4.63	\$308,523	\$284,100
BLACKWATER LAND USE	208	83	-4.74	\$450,052	\$401,400
BLACKWATER MANSFIELD FARM	24	18	0.471	\$539,300	\$580,450
BROWNINGSTONE	108	108	4.435	\$253,622	\$256,500
BUYRN FARM NO./SHELBURNE WDS	99	99	3.803	\$285,033	\$287,300
CARROLLTON EST/MIHO EST	25	24	11.61	\$373,268	\$373,500
CASTLETON BUCKNGHM CHARTWLL	174	174	-1.31	\$407,206	\$408,650
CHELSEA PLACE	44	44	6.826	\$339,373	\$338,000
CHRISTOPHER FARMS	300	300	2.997	\$395,711	\$395,400
COURT HOUSE FOREST	74	74	11.69	\$312,878	\$306,950
COURT HOUSE FOREST N	22	22	0	\$282,668	\$286,050
COURTHOUSE ESTATES AUGUSTA	77	77	0.091	\$393,431	\$393,800
COURTHOUSE ESTATES Multi Neigh	1080	1080	3.216	\$324,425	\$321,900
COURTHOUSE GREEN CONDOMINIUM	38	38	1.925	\$349,508	\$361,700
COURTHOUSE WOODS CONDO	155	155	2.875	\$253,446	\$253,100
CRESCENT CONDOS	138	138	6.624	\$225,019	\$215,600
CROMWELL PARK	132	132	4.312	\$227,502	\$227,400
CULVER ACRES	28	28	2.985	\$266,032	\$261,200

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

FY 2017/2018

Date: 2/13/2017

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
CULVER WOODS	11	11	0	\$278,136	\$278,400
DAM NECK ESTATES	305	305	5.106	\$210,757	\$207,000
DAM NECK ESTATES TOWNHOUSES	67	67	5.256	\$146,487	\$150,100
DEWBERRY FARM	50	50	2.459	\$396,426	\$389,500
EAGLES NEST	68	47	1.854	\$581,389	\$565,900
ENCLAVE AT PRINCESS ANNE	36	15	12.74	\$429,160	\$410,600
ESTATE AT MUNDEN FARMS	75	52	-2.09	\$543,333	\$549,650
FARMERS COURT	12	12	1.506	\$300,975	\$298,750
FIELDSTONE GLEN	82	82	4.316	\$269,085	\$263,200
FOXFIRE	318	318	2.137	\$312,803	\$310,900
FOXFIRE DOWNS	312	312	4.653	\$220,123	\$222,600
GREENWOOD	52	52	0.700	\$376,267	\$379,250
GUNN HALL CONDO	65	65	-3.56	\$236,637	\$226,100
GUNN HALL TOWNHOMES	18	18	0	\$213,994	\$214,400
HERITAGE PARK	256	256	1.849	\$578,670	\$570,350
HERON RIDGE ESTATES/OAK BREEZE	125	124	4.521	\$625,221	\$617,400
HIDDEN OAKS	47	46	1.071	\$352,766	\$358,200
HIGHCOURT	39	39	0	\$544,582	\$551,700
HIGHGATE GREENS/CROSSING	214	214	1.498	\$467,031	\$466,350
HIGHLAND ACRES	23	23	5.379	\$542,943	\$523,300
HIGHLAND MEADOWS	24	24	7.327	\$359,692	\$349,600
HIGHLAND PARISH	100	98	6.737	\$469,759	\$479,900
HILLCREST FARMS	315	315	-4.99	\$346,680	\$348,600
HILLCREST LANDING	48	48	1.586	\$398,883	\$393,850

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

FY 2017/2018

Date: 2/13/2017

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
HILLCRST & IRR MDWS/OSPREY LND	67	67	-0.25	\$368,763	\$376,300
HOLLAND OAKS	92	92	1.678	\$306,339	\$305,200
HOLLAND PINES / HOL PINES WEST	269	269	1.012	\$313,242	\$314,000
HOLLAND WOODS	82	82	6.339	\$280,432	\$286,850
HUNT CLUB FOREST and WEST	403	403	1.435	\$301,786	\$301,700
HUNTERS RUN	73	73	8.232	\$235,036	\$226,300
INDIAN RIVER FARMS	113	113	1.360	\$360,013	\$360,400
INDIAN RIVER PLANT	232	227	5.367	\$674,657	\$624,600
INDIAN RIVER WOODS	22	22	-0.77	\$449,232	\$444,750
KEMPSVILLE	140	107	5.595	\$287,917	\$244,900
LAGOMAR	633	629	1.985	\$495,565	\$484,500
LAGOMAR SECTION 7	302	270	6.968	\$599,071	\$585,550
LANDSTOWN LAKES TH	78	78	1.227	\$160,297	\$155,200
LANDSTOWN LAKES/COURT	370	370	3.322	\$257,442	\$252,050
LANDSTOWN MEADOWS	533	533	2.733	\$265,703	\$268,500
LITCHFIELD MANOR	70	70	7.222	\$444,839	\$454,950
LOTUS CREEK ONE CONDO	45	45	4.15	\$440,153	\$446,300
MALBON ACRES	52	52	2.519	\$276,244	\$280,500
MATTHEWS GREEN	48	44	0	\$601,342	\$608,900
MAYBERRY	38	38	-0.13	\$493,234	\$484,000
MIDDLE OAKS PLANT_CASON FARM	155	155	4.661	\$278,208	\$276,500
MORGANS WALKER	23	23	-8.63	\$412,800	\$416,400
NEW CASTLE	186	186	1.96	\$321,959	\$311,800
OCEAN LAKES	1472	1472	6.962	\$254,708	\$249,600

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

FY 2017/2018

Date: 2/13/2017

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
OCEAN LAKES BERKSHIRE	64	64	0.017	\$233,744	\$231,300
OCEAN LAKES CONDO	168	168	3.499	\$119,590	\$128,100
OCEAN LAKES EAST	135	135	5.502	\$295,122	\$292,500
OCEAN LAKES NORTH	231	231	3.099	\$276,212	\$281,500
OCEAN LAKES TH	648	648	3.094	\$174,981	\$175,800
OCEAN LAKES WATERS EDGE	69	69	-1.61	\$283,599	\$285,100
OCEAN LAKES WEST	30	30	-0.91	\$340,863	\$344,150
P.A. CROSSING_BURYN FARM	111	111	9.196	\$379,574	\$382,400
PARKSIDE GREEN	249	249	1.393	\$206,584	\$209,600
PINE HURST ESTATES	35	35	0	\$272,700	\$263,700
PINE MEADOWS	583	583	7.524	\$289,462	\$284,700
PINE RIDGE	266	266	3.822	\$342,312	\$341,150
PRINCE GEORGE ESTATES	84	84	2.827	\$423,794	\$419,850
PRINCESS ANNE	1107	761	2.398	\$341,117	\$293,300
PRINCESS ANNE LAND USE	121	54	3.134	\$646,889	\$402,200
PRINCESS ANNE QUARTER/WOODS	213	213	0.895	\$459,767	\$458,000
PUNGO	1570	1271	4.906	\$339,100	\$354,893
PUNGO LAND USE	471	193	0.493	\$599,179	\$550,400
PUNGO PUNGO FERRY LANDG	44	29	3.015	\$544,093	\$538,700
RED MILL FARM	508	507	2.043	\$284,399	\$281,100
RED MILL FARM MEADOWS	32	32	0.058	\$331,206	\$329,150
RED MILL FARM NIMMO COURT	22	22	2.088	\$443,095	\$440,450
RED MILL FARM SAWYER ESTATES	110	110	0.822	\$372,988	\$374,200
RED MILL FARM SOUTH SHORE EST	227	227	-0.54	\$463,775	\$459,500

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

FY 2017/2018

Date: 2/13/2017

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
RED MILL FARM WILLOW RIDGE	152	152	3.802	\$298,162	\$297,850
RED MILL FOREST	15	15	3.856	\$350,687	\$356,900
RED MILL VILLAGE	128	128	5.759	\$186,238	\$186,000
RED MILL/FOX CHASE	523	521	1.507	\$288,737	\$287,900
RED MILL/MIRASOL	94	90	0.756	\$426,028	\$432,250
RED MILL/SOUTH WOODS	197	197	2.805	\$368,311	\$362,100
RIVER OAKS	145	145	5.85	\$432,698	\$434,000
ROLLINGWOOD	90	90	1.833	\$421,988	\$419,600
SALEM ACRE/MEADOWRIDGE	12	12	4.910	\$469,667	\$452,350
SALEM LAKES	892	892	2.242	\$223,294	\$222,800
SANCTUARY FALSE CAPE	249	249	4.117	\$434,079	\$357,800
SANDBRIDGE	1159	1111	0.598	\$624,943	\$581,200
SANDBRIDGE DUNES	74	74	0	\$401,745	\$395,800
SANDBRIDGE OCEAN FRONT	237	230	1.444	\$1,290,988	\$1,143,500
SANDBRIDGE STATION	16	16	11.58	\$265,925	\$266,500
SCOTLAND STREET	10	10	0.155	\$265,190	\$260,900
SEABOARD ACRES/FOREST	29	29	0	\$552,852	\$539,600
SEASIDE AT SANDBRIDGE	12	12	6.748	\$271,167	\$267,750
SHERWOOD LAKES	61	60	0	\$482,782	\$478,600
SHERWOOD LAKES CONDOS	121	121	0	\$397,761	\$393,100
SHERWOOD LAKES TH	53	53	0	\$262,500	\$256,700
SOUTHGATE	368	368	3.785	\$320,212	\$320,150
STRAWBRIDGE	282	282	6.017	\$242,072	\$233,300
THREE OAKS	225	225	10.67	\$433,385	\$430,100

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2017/2018**

Date: 2/13/2017

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
UPTON ESTATES	302	302	3.751	\$257,368	\$246,850
VICTORIA PARK	64	64	2.541	\$559,831	\$557,000
VILLAGE BEND	103	103	2.787	\$382,057	\$377,100
WELLINGTON AT DAM NECK	124	124	1.410	\$150,997	\$151,000
WEST NECK COMMONS	23	12	4.745	\$269,313	\$397,000
WEST NECK VILLAGE VILLAGE A	64	64	13.61	\$409,492	\$409,550
WEST NECK VILLAGE VILLAGE C	66	66	3.863	\$317,042	\$319,400
WEST NECK VILLAGE VILLAGE D	54	54	2.146	\$313,150	\$321,150
WEST NECK VILLAGE VILLAGE E	208	207	3.547	\$328,793	\$330,550
WEST NECK VILLAGE VILLAGE F	114	114	1.368	\$347,901	\$350,050
WEST NECK VILLAGE VILLAGE G-1	23	23	6.216	\$431,552	\$436,800
WOODS OF PINEY GROVE	104	101	10.92	\$272,209	\$279,500
WORDSWORTH VILLAGE	300	300	-1.91	\$239,395	\$251,800

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

FY 2017/2018

Date: 2/13/2017

ROSE HALL

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
BUCKNER FARMS	778	778	2.529	\$301,742	\$300,850
CARDINAL ESTATES	254	214	-9.62	\$117,626	\$124,450
CASTLETON BARK_MAYF_SOMERSET	124	124	3.168	\$355,194	\$344,200
CASTLETON BRENT_KING_RAD	200	200	-0.63	\$309,859	\$308,350
CASTLETON CAMDEN VILLAGE	167	167	-0.69	\$205,736	\$197,600
CASTLETON KESWICK VILLAGE	108	108	1.018	\$332,748	\$330,700
CHIMNEY HILL	826	826	4.248	\$195,254	\$195,850
CHIMNEY HILL CONDO	137	137	13.49	\$120,904	\$117,200
CHIMNEY HILL TH	380	380	3.530	\$131,176	\$131,700
COLONY ACRES	17	13	2.129	\$275,994	\$305,200
DAM NECK AREA	157	157	3.92	\$331,076	\$330,800
GREEN RUN TH	1553	1553	4.28	\$121,372	\$121,100
HOLLAND FARMS	111	111	18.19	\$225,562	\$221,600
HOLLAND MEADOWS	140	140	8.015	\$160,798	\$163,400
INDIAN LAKES TH	797	797	8.695	\$141,970	\$141,300
LAKE PLACID	578	578	-0.15	\$237,873	\$237,350
LAKE PRINCESS ANNE	100	100	-5.22	\$63,022	\$62,800
LAKES	589	589	0	\$158,667	\$157,000
LAKES TH	197	197	0	\$126,697	\$126,200
LAMPLIGHT MANOR	131	131	16.16	\$235,250	\$233,800
LARKSPUR MEADOWS TH	334	334	2.709	\$159,096	\$157,600
LEXINGTON/BLEUGRASS PARK	165	165	3.372	\$249,118	\$246,800
LEXINGTON/NICHOLS PARK	127	127	5.829	\$262,062	\$246,900
LEXINGTON/WOODLAND PARK	125	125	-2.64	\$206,187	\$204,600

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

FY 2017/2018

Date: 2/13/2017

ROSE HALL

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
MAGIC HOLLOW	501	501	5.672	\$172,926	\$171,100
MAGIC HOLLOW SEMI-D	143	143	10.36	\$156,699	\$162,900
MAGIC HOLLOW TOWNHOUSES	148	148	13.44	\$134,452	\$132,300
OAK SPRINGS	266	266	-0.10	\$229,999	\$227,400
OAK SPRINGS TOWNHOUSES	277	277	11.32	\$150,922	\$147,600
PECAN GARDENS	377	371	4.334	\$177,524	\$173,800
PECAN GARDENS HEJDO TERRACE	80	80	5.193	\$114,368	\$113,000
PECAN GARDENS SEMI-DET	96	96	8.644	\$146,104	\$146,900
PECAN GARDENS TH	48	48	-0.06	\$105,829	\$105,550
PECAN GARDENS TH-FLAT	133	133	2.427	\$105,050	\$110,400
PRINCESS ANNE GARDENS	178	178	1.808	\$112,572	\$111,800
PRINCESS ANNE PLAZA	3218	3214	0	\$180,004	\$177,600
PRINCESS ANNE PLAZA KINGS ARMS	101	101	3.121	\$106,688	\$108,400
PRINCESS ANNE PLAZA TH/SEC 4	94	94	-0.05	\$113,521	\$115,650
PRINCESS ANNE SQUARE	80	80	1.799	\$223,800	\$222,600
SALEM WOODS	1089	1089	3.111	\$303,549	\$307,100
SCARBOROUGH SQ-MULTI TH	125	125	1.089	\$135,797	\$134,700
SCARBOROUGH SQUARE	497	497	2.219	\$119,954	\$120,600
TAPO MOBILE HOME	67	35	-0.12	\$33,806	\$27,200
TIMBERLAKE ASPEN	198	198	5.172	\$158,619	\$160,500
TIMBERLAKE CINMNRDG/MISTYMDW	106	106	2.566	\$180,308	\$174,000
TIMBERLAKE DOMINION	72	72	8.251	\$154,467	\$154,900
TIMBERLAKE GLEN WILLOW	99	99	3.194	\$194,308	\$190,900
TIMBERLAKE HOLLAND MEWS	32	32	-4.31	\$81,375	\$81,400

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

FY 2017/2018

Date: 2/13/2017

ROSE HALL

NEIGHBORHOOD	TOTAL PARCEL COUNT	PARCELS WITH IMPROVEMENTS	PERCENT OF CHANGE	MEAN	MEDIAN
TIMBERLAKE HOLLY TREE	163	163	-3.91	\$119,592	\$117,900
TIMBERLAKE SEC 1-12	404	404	-1.29	\$209,007	\$203,900
TIMBERLAKE SEC 8-9	55	55	2.026	\$203,698	\$215,300
TIMBERLAKE THE COVE	23	23	6.91	\$134,343	\$133,200
TIMBERLAKE WATERS	44	44	6.167	\$153,689	\$157,400
TIMBERLAKE WILLOW WOOD	156	156	3.769	\$174,460	\$173,800
TOWNE SQ DETACHED - PARK PLACE	199	199	-7.58	\$251,385	\$254,200
TOWNE SQUARE ATTACHED	284	284	0.863	\$203,171	\$201,200
VILLAS AT BELLAMY CONDOS	120	120	6.585	\$157,000	\$157,000
WINDSOR FOREST	32	32	0	\$306,181	\$314,450
WINDSOR OAKS WEST	1034	1034	0	\$212,508	\$209,700
WINDSOR OAKS WEST HALIFAX	212	212	1.803	\$177,944	\$177,000
WINDSOR OAKS WEST TOWNHOUSES	320	320	5.067	\$135,538	\$132,800
WINDSOR WOODS	1528	1527	0	\$202,621	\$201,300
WYND CREST CONDO	107	107	3.802	\$221,421	\$224,400