
AVERAGE PERCENT
OF
ASSESSMENT CHANGE
OF
RESIDENTIAL NEIGHBORHOODS
BY
DISTRICT

FISCAL YEAR 2020/2021



City of Virginia Beach

VBgov.com

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

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

February 13, 2020

The Honorable Robert M. Dyer
and Members of City Council

Dear Mayor and Council Members:

Attached is a listing of average neighborhood assessment changes from FY 2020 to FY 2021. 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 2020/2021**

BAYSIDE

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
3556 SHORE DRIVE CONDO	34	34	0.00%	\$464,276	\$413,500
ADKINS RESERVE/THE OAKS	59	59	8.22%	\$133,855	\$131,300
AERIES ON THE BAY SF	29	29	2.31%	\$439,596	\$450,100
AERIES ON THE BAY TOWNHOUSES	211	211	2.42%	\$320,940	\$318,600
AMPHIBIOUS MANOR	52	51	2.72%	\$209,388	\$204,200
ARAGONA VILLAGE	3,005	2,991	0.95%	\$185,561	\$182,500
BAYLAKE BEACH/PINES	338	331	2.16%	\$564,181	\$442,700
BAYSIDE VILLAS	83	83	4.56%	\$143,634	\$144,000
BAYVILLE COVE	18	18	9.13%	\$344,722	\$334,750
BAYVILLE GARDENS/PARK	200	198	3.34%	\$232,839	\$213,500
BAYVISTA CONDOS	27	27	0.00%	\$702,422	\$628,200
BONNEY/BAXTER ROAD	36	27	5.23%	\$156,429	\$133,100
BRADFORD ACRES	43	42	1.72%	\$241,164	\$224,550
BRADFORD PARK	43	42	6.70%	\$223,230	\$193,850
BRADFORD TERRACE	68	68	0.73%	\$212,844	\$201,550
BROADMEADOWS CONDO	16	16	5.91%	\$146,900	\$146,900
BURTON STATION	19	12	-0.16%	\$131,700	\$127,450
CHES BCH BAY LAKE CONDO	50	50	-0.80%	\$219,204	\$218,900
CHES BCH BAY QUARTER CONDO	64	64	3.07%	\$183,254	\$183,200
CHES BCH BAY WIND CONDO	15	15	0.71%	\$187,106	\$184,600
CHES BCH HOLLIS ROAD CONDO	18	18	0.32%	\$179,838	\$176,500
CHES BCH MARTINIQUE CONDO	13	13	0.44%	\$328,323	\$330,900

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

BAYSIDE

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
CHES BCH NORTH BEACH CONDO	60	60	6.28%	\$189,288	\$191,100
CHES BCH WATERSPOINT	20	20	0.96%	\$235,600	\$236,050
CHES BCH/COASTALVW/TRANQUILITY	32	32	0.95%	\$353,987	\$358,600
CHES BCH/PH STNLNDG/CHESBCHE	67	67	3.61%	\$182,026	\$183,100
CHESA HOUSE ON THE BAY	120	120	4.97%	\$245,677	\$232,750
CHESAPEAKE BEACH	603	562	0.51%	\$484,561	\$448,100
CHESAPEAKE BEACH ATTACHED	410	408	2.18%	\$417,630	\$389,650
CHESAPEAKE BEACH BAYSIDE CORP	18	18	4.39%	\$267,105	\$264,900
CHESAPEAKE BEACH BEACH BAY CON	27	27	-4.02%	\$308,214	\$309,900
CHESAPEAKE BEACH DUPLEX	169	167	1.24%	\$380,745	\$333,800
CHESAPEAKE BEACH WOODS OF CHES	25	25	6.54%	\$220,672	\$216,800
CHESAPEAKE BEACH/HARBOR OAKS	12	12	2.16%	\$315,125	\$317,600
CHURCH POINT	185	185	1.23%	\$728,365	\$685,900
CHURCH POINT BISHOPS COURT	34	34	0.18%	\$616,123	\$616,850
CHURCH POINT SECTION I	123	123	2.01%	\$492,517	\$492,400
CHURCH POINT WATERFRONT	40	37	1.86%	\$1,386,005	\$1,336,600
CORNERSTONE	264	264	-1.42%	\$248,468	\$250,400
CRYSTAL PT/HERON ROOST	31	31	2.57%	\$585,787	\$517,500
CTRE GREEN CYPRESS PT COUNTRY	125	125	3.11%	\$213,045	\$210,800
CTRE GRN CYPRESS PT GRDN VILLA	80	80	0.65%	\$158,006	\$156,700
CYPRESS POINT	149	149	2.83%	\$316,860	\$313,700
CYPRESS POINT COMMONS	70	70	3.41%	\$153,612	\$153,300

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

BAYSIDE

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
CYPRESS POINT CUSTOM HOMES	229	227	4.37%	\$466,787	\$455,800
CYPRESS POINT DEFORD LTD	60	59	2.90%	\$347,569	\$355,000
CYPRESS POINT N MOORES POND	30	29	1.32%	\$405,182	\$398,700
CYPRESS POINT NORTH	117	117	5.43%	\$332,083	\$317,200
CYPRESS POINT NORTH TOWNHOUSES	39	39	-0.37%	\$229,951	\$229,600
CYPRESS POINT TH	73	73	7.99%	\$202,260	\$202,600
CYPRESS POINT TRADITIONS CONDO	174	174	3.10%	\$237,955	\$243,650
DIAMOND LAKE EST/ANTHONY HOMES	127	127	1.63%	\$186,832	\$179,700
DIAMOND SPRING / GRDNWOOD PARK	761	760	4.25%	\$192,570	\$180,500
DONATION SHORES	45	45	0.30%	\$500,504	\$465,300
FENTRESS TOWN	270	247	3.19%	\$243,534	\$232,400
GARNETTS WATCH	40	40	4.31%	\$262,772	\$261,750
GOVERNOR SQUARE	71	71	7.27%	\$197,056	\$192,300
HAYGOOD ESTATE CONDOS	39	39	3.65%	\$236,487	\$241,000
HAYGOOD POINT	284	284	2.77%	\$388,254	\$373,650
HERMITAGE	99	99	0.03%	\$154,515	\$155,400
HODGEMAN PLAT	85	80	5.90%	\$222,263	\$218,700
HUDGINS SHORES	45	45	1.79%	\$515,662	\$419,800
KEMPS COVE	18	18	4.01%	\$303,894	\$300,450
KEMPS LAKE CONDOS	64	64	6.17%	\$196,045	\$195,600
KEMPS VILLAGE AT TOWN CENTER	63	63	1.67%	\$311,007	\$312,800
KEMPSVILLE LAKE	1,409	1,409	5.58%	\$184,551	\$185,000

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

BAYSIDE

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
L & J GARDENS	137	133	3.28%	\$265,830	\$255,500
LAKE EDWARD WESLEYAN FST/SD	76	76	6.08%	\$138,717	\$139,500
LAKE FRONT VILLAGE	55	55	3.81%	\$125,330	\$123,600
LAKE SHORES	570	565	0.95%	\$323,691	\$290,700
LAKE SMITH CONDOMINIUM	180	180	4.97%	\$136,290	\$135,000
LAKE SMITH TERRACE	546	546	2.45%	\$320,184	\$302,450
LAKEVIEW PARK	207	198	1.61%	\$364,241	\$321,000
LAKEVIEW SHORES	280	279	-2.12%	\$272,932	\$238,600
MARINERS LANDING	151	151	2.59%	\$260,739	\$262,600
NEWSOME FARM HAYGOOD SQUARE	25	25	1.58%	\$220,632	\$218,100
NORTHERN VILLAGE	11	11	2.11%	\$329,100	\$324,700
NORTHRIDGE	369	369	5.06%	\$126,232	\$127,200
OCEAN PARK	109	100	4.74%	\$646,391	\$510,050
OCEAN PARK CONDO	358	357	0.76%	\$438,482	\$422,300
OCEAN PARK DUPLEX	80	77	2.75%	\$378,155	\$359,200
OCEAN PARK/VINTAGE P_AVILLA CT	29	29	3.10%	\$375,982	\$395,100
OLD DONATION FARM	41	41	1.60%	\$689,953	\$726,700
OLD DONATION MANOR	96	96	-4.72%	\$329,220	\$321,900
OLD DONATION TOWNHOUSE	28	28	3.50%	\$196,796	\$197,250
PELICAN DUNES CONDO	71	70	3.60%	\$410,952	\$407,400
PELICAN DUNES SF	116	116	3.75%	\$421,050	\$401,050
PEMBROKE CROSSING COND	88	88	9.62%	\$137,040	\$138,400

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

BAYSIDE

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
PEMBROKE MANOR	822	820	2.70%	\$231,976	\$222,650
PEMBROKE MEADOWS	512	512	0.21%	\$287,152	\$270,500
PEMBROKE TH	181	180	4.68%	\$163,350	\$160,350
PIER POINTE LDG CONDO	85	85	14.96%	\$87,603	\$94,200
POCAHONTAS VILLAGE	356	355	0.83%	\$195,931	\$188,300
REID TOWN	32	29	6.16%	\$306,610	\$315,700
RESIDENCES AT WESTIN	120	120	3.78%	\$482,182	\$468,700
RIDGELY MANOR/BELMEADE	158	158	0.79%	\$335,841	\$338,000
RIDGELY MANOR/FARRCROFT	172	172	2.92%	\$186,530	\$185,800
RIDGELY MANOR/GRACE HILL	112	112	3.48%	\$224,283	\$225,400
RIDGELY MANOR/NORTH SHORE	177	148	4.24%	\$717,272	\$685,450
RIDGELY MANOR/SOUTHMOOR VLG	276	276	1.15%	\$153,226	\$154,700
RIDGELY MANOR/WESTBRIAR	174	174	3.81%	\$257,845	\$257,200
SAW PEN POINT	94	92	-0.34%	\$748,015	\$637,550
SAW PEN POINT BAY HILL	21	20	-3.44%	\$708,500	\$674,350
SAW PEN POINT WITCHDUCK FARMS	29	28	1.30%	\$563,010	\$536,900
SHELL COVE CONDO	19	19	1.95%	\$361,068	\$342,100
STAPLESMILL CHASE	126	126	6.08%	\$134,856	\$132,800
STUDIO 56 CONDOMINIUM	56	56	3.16%	\$193,321	\$188,600
SUMMERSET/GARNETT POINT LAKES	110	110	2.19%	\$230,927	\$234,050
THOROUGHGOOD COLONY	150	150	3.96%	\$209,373	\$204,250
THOROUGHGOOD ESTATES	143	143	2.29%	\$453,934	\$446,300

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

BAYSIDE

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
THOROUGHGOOD/BLACKTHORNE	908	903	2.44%	\$480,634	\$393,600
THREE SHIPS LANDING	48	48	1.97%	\$358,358	\$357,700
VILLAGE SPRINGS CONDO	49	49	7.24%	\$91,804	\$94,900
VILLAS AT LAKE LAWSON	30	30	0.53%	\$259,436	\$264,750
WATER OAKS CONDOMINIUM	24	24	-3.72%	\$426,387	\$441,050
WATER OAKS CONDOS B	28	28	7.78%	\$310,375	\$308,300
WHITAKER PLACE	23	23	-1.63%	\$281,408	\$282,100
WISHART COVE	96	96	-0.99%	\$507,184	\$448,950
WISHART LAKE	23	23	1.97%	\$545,373	\$533,500
WITCHDUCK	139	129	0.01%	\$768,285	\$663,300
WITCHDUCK ARMS TH	24	24	6.63%	\$219,708	\$217,600
WITCHDUCK COURT	16	16	2.15%	\$283,618	\$272,050
WITCHDUCK LANDING	110	110	1.96%	\$216,401	\$210,300
WITCHDUCK WOODS CONDO	100	100	1.45%	\$205,857	\$209,400
WITCHGATE COURT CONDO	16	16	1.81%	\$106,700	\$106,700

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

BEACH

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
3800 OCEANFRONT CONDO	50	50	11.32%	\$438,178	\$434,800
921 OCEANS CONDO	24	24	4.23%	\$883,133	\$886,700
BAY BREEZE CONDO/ HERONS LDG	34	34	-3.45%	\$242,217	\$241,200
BEACONS REACH	52	52	1.87%	\$227,769	\$223,500
BIRDNECK ACRES	36	35	0.11%	\$422,062	\$385,800
BIRDNECK COMMON CONDOS	23	23	0.00%	\$207,213	\$210,400
BIRDNECK CROSSING	55	55	-5.27%	\$329,781	\$331,700
BIRDNECK FOREST/SEATAK BRDWDS	22	22	13.01%	\$423,581	\$429,450
BIRDNECK LAKE	185	185	-0.44%	\$376,292	\$370,800
BIRDNECK NORTH CONDO	104	104	8.30%	\$177,793	\$177,800
BIRDNECK VILLAS	72	72	2.64%	\$171,437	\$167,700
BROCKS BRIDGE	14	10	6.87%	\$165,760	\$158,050
BROOKGREENE COMMONS	87	87	2.55%	\$257,136	\$255,800
CAVALIER RESIDENCES	81	75	12.90%	\$1,118,192	\$1,044,900
CHELTENHAM SQUARE	81	81	5.15%	\$286,032	\$288,000
CHESOPEIAN COLONY	264	263	-1.28%	\$502,896	\$469,100
CHESTERFIELD STATION	100	100	9.12%	\$119,620	\$118,900
COLONNADE	35	35	0.83%	\$221,257	\$235,200
COQUINA A CONDOMINIUM	61	61	-1.88%	\$238,050	\$229,000
COVE AT GREAT NECK	32	32	-4.18%	\$196,537	\$214,300
CRAWFORD PLACE	12	11	0.00%	\$238,017	\$176,150
CRIPPLE CREEK TH	29	29	6.35%	\$147,424	\$141,200

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

BEACH

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
CROATAN	235	226	0.23%	\$773,935	\$690,500
CROATAN BEACH	222	218	4.40%	\$767,047	\$755,000
CROATAN BEACH/ATLANTIC AVE	72	62	-2.81%	\$1,864,703	\$1,817,300
DEERWOOD TRACE	159	159	0.98%	\$170,754	\$166,200
DOLPHIN RUN CONDO	110	110	4.93%	\$424,834	\$389,100
DOYLETOWN	132	127	5.36%	\$206,135	\$203,800
DOYLETOWN DUPLEX/CONDO	49	49	-1.58%	\$304,308	\$222,000
EDGEWATER CONDOMINIUMS	55	55	6.94%	\$357,214	\$355,900
EGRET LANDING	41	41	6.22%	\$145,982	\$141,500
EUREKA PARK	42	42	3.79%	\$181,264	\$168,050
GATEWOOD PARK	80	76	3.19%	\$216,150	\$183,400
GATEWOOD PARK DUPLEX	29	29	2.75%	\$199,034	\$191,700
GAY DRIVE/BAYWAY RD	12	11	5.09%	\$332,500	\$345,100
GLENEAGLE CONDOMINIUM	36	36	-1.66%	\$172,244	\$177,450
GREAT NECK GROVE	144	144	-5.03%	\$152,906	\$152,900
HARBOUR POINT	120	45	-0.98%	\$782,373	\$659,300
HARBOUR POINT CONDO	172	172	1.15%	\$238,925	\$235,100
HERONS COVE	192	192	4.04%	\$195,172	\$198,300
HIDDEN SHORES CONDO	28	28	4.36%	\$187,267	\$188,050
HILLTOP MANOR	212	211	-0.29%	\$234,027	\$228,000
HILLTOP SOUTH	93	93	2.02%	\$136,973	\$137,500
HOLLY DUNES	19	19	6.49%	\$422,152	\$423,600

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

BEACH

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
HUNTWICK CONDOMINIUM	20	20	2.48%	\$564,155	\$542,500
HUTTON TERRACE	19	19	6.07%	\$158,642	\$158,300
KENSTOCK	116	115	2.11%	\$362,967	\$360,900
KINGSWOOD SQUARE	24	24	2.95%	\$186,666	\$172,650
LAFONDA CONDOMINIUM	22	22	6.07%	\$97,163	\$101,700
LIGHTHOUSE POINT CONDO	30	30	0.00%	\$354,806	\$337,050
LINK HARBOUR CONDO	48	48	-5.53%	\$274,512	\$272,500
LINKHORN CREST CONDO	31	31	-3.13%	\$331,258	\$331,800
Linkhorn/Lk Pt/Fremac Area	28	28	8.28%	\$195,142	\$190,400
LONDON BDG/FAIR LADY/BRKGRN CM	41	41	6.43%	\$336,070	\$336,200
LONDON BRDG XNG/EVERGREENS	86	84	0.69%	\$384,638	\$386,350
LONDON BRIDGE	36	36	-3.54%	\$203,583	\$177,150
LONDON BRIDGE MANOR	28	28	5.25%	\$172,971	\$169,700
LONDON POINTE	64	64	7.86%	\$161,654	\$169,800
LYNN RIVER COMMON	103	103	3.48%	\$165,734	\$160,400
LYNN WDS/FST/MDWGLEN	330	330	0.46%	\$282,392	\$288,800
LYNNHAVEN HEIGHTS	55	50	3.90%	\$241,620	\$228,900
MAXEY MANOR	28	27	1.83%	\$243,555	\$258,500
NOTTINGHAM ESTATES	56	56	-2.06%	\$280,016	\$271,750
NOTTINGHAM SOUTH	31	31	-1.87%	\$312,522	\$308,800
OCEAN HILLS	60	60	0.61%	\$468,900	\$481,950
OCEAN WAY CONDOMINIUM	58	58	3.95%	\$390,724	\$356,800

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

BEACH

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
OCEANA BARTOW	21	21	3.62%	\$204,385	\$188,600
OCEANA BEECHWOOD GARDENS	30	30	2.47%	\$263,330	\$265,400
OCEANA BELLS/CREDLE DPLX	39	37	3.18%	\$174,881	\$167,700
OCEANA BELLS/CREDLE SF	29	28	0.20%	\$238,775	\$222,550
OCEANA CONDO	107	107	1.95%	\$224,245	\$234,900
OCEANA DUPLEX	106	106	6.29%	\$197,955	\$181,950
OCEANA EAST	105	97	0.74%	\$163,582	\$156,900
OCEANA VILLAGE	199	199	-0.23%	\$182,554	\$168,500
OCEANA WEST	179	171	-0.80%	\$224,088	\$204,600
OCEANS CONDOMINIUM	224	224	0.00%	\$360,190	\$388,200
OCEANS II CONDOMINIUM	42	42	14.00%	\$136,819	\$134,400
OCEANSIDE CONDOMINIUM	54	54	0.00%	\$522,266	\$482,700
OCONEE POINT TH	10	10	5.54%	\$215,440	\$207,500
OLD BEACH VILLAGE	62	62	3.11%	\$342,111	\$329,800
PACIFIC SOUTH CONDO	117	117	6.81%	\$245,531	\$248,700
PARK PLACE	122	122	2.88%	\$381,389	\$387,150
PINEWOOD GARDENS	165	165	1.31%	\$188,704	\$179,900
POINT O WOODS	277	277	-0.91%	\$278,996	\$282,500
PRINCESS ANNE PLAZA	3,217	3,213	1.02%	\$199,616	\$197,600
PRINCESS ANNE PLAZA TH/SEC 1	94	94	6.74%	\$106,631	\$112,450
REAGAN WOODS	26	26	7.92%	\$210,369	\$207,700
REDWING SINGLE FAMILY	470	470	3.16%	\$215,452	\$211,200

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

BEACH

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
REDWING/SEMI-DET	131	131	3.46%	\$201,016	\$203,200
RETREAT BY THE SEA	56	56	3.05%	\$149,189	\$152,500
RIA-MAR A CONDOMINIUM	15	15	3.79%	\$329,233	\$321,700
RIVER COVE POINT CONDO	138	138	6.12%	\$172,744	\$181,200
RIVER SHORE CONDO	56	56	0.35%	\$174,487	\$170,500
ROSEGATE	51	51	0.58%	\$154,072	\$154,600
RUDEE HEIGHTS	97	92	12.03%	\$575,851	\$456,750
S BIRDNECK RD CONDO	10	10	2.93%	\$295,530	\$231,500
S LYNNHAVEN CONDOS	328	328	7.85%	\$84,993	\$84,600
S VA BEACH ATLANTIC	28	28	-2.03%	\$295,953	\$293,500
S VA BEACH BALTIC PL	14	14	3.02%	\$221,800	\$221,800
S VA BEACH BEACH LANE TH	10	10	7.91%	\$198,100	\$195,600
S VA BEACH BEACHWOOD	16	16	7.74%	\$203,431	\$207,500
S VA BEACH BON A VENTURE	13	13	3.01%	\$152,261	\$149,600
S VA BEACH BREEZEWOOD	22	22	-6.14%	\$127,772	\$127,100
S VA BEACH CAPTAINS	54	54	5.21%	\$175,168	\$172,650
S VA BEACH CYPRESS RESERVE	18	18	-0.37%	\$343,950	\$341,250
S VA BEACH GULLS CONDO	10	10	3.15%	\$129,680	\$129,600
S VA BEACH HOLLY BEND	48	48	2.11%	\$220,029	\$211,950
S VA BEACH LAKE STATION	32	32	2.12%	\$204,096	\$205,000
S VA BEACH MARSH CREEK	24	24	-3.58%	\$178,004	\$177,800
S VA BEACH OCEAN PINES	29	29	17.07%	\$174,582	\$174,500

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

BEACH

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
S VA BEACH OCEAN PLACE	12	12	3.02%	\$237,925	\$237,250
S VA BEACH PAVILION	55	55	15.26%	\$118,149	\$116,100
S VA BEACH PINE TOPS	24	24	0.53%	\$210,466	\$198,650
S VA BEACH RUNNINGTON	32	32	2.80%	\$172,600	\$172,600
S VA BEACH SALTMEADOW BAY	17	17	1.79%	\$423,288	\$422,400
S VA BEACH SEA POINT	24	24	0.84%	\$132,450	\$132,450
S VA BEACH SEACOURT	12	12	15.87%	\$206,416	\$201,300
S VA BEACH SEACREST	10	10	2.19%	\$135,750	\$124,700
S VA BEACH SEAPINES	38	38	1.78%	\$183,031	\$184,700
S VA BEACH SHADOWLAWN	16	16	11.36%	\$112,725	\$112,300
S VA BEACH SHOREHAM	72	72	-1.33%	\$164,136	\$164,400
S VA BEACH SILVERLAKE	10	10	3.39%	\$201,340	\$199,950
S VA BEACH SOLAR PLACE	10	10	11.51%	\$158,440	\$155,900
S VA BEACH SUMMERS POINT	24	24	8.62%	\$206,833	\$218,800
S VA BEACH TENBEE CHASE	20	20	1.15%	\$190,725	\$189,400
S VA BEACH TOWNHOMES	112	111	4.86%	\$345,045	\$322,600
S VA BEACH WOODLAND	12	12	2.88%	\$143,725	\$142,900
S VA BEACH WOODLYN S	25	25	9.62%	\$135,876	\$140,900
S VA BEACH-S	499	453	3.69%	\$394,300	\$380,500
S VA BEACH-S APTS	37	37	1.69%	\$387,121	\$382,900
S VA BEACH-S BEAN GARDEN	17	17	2.20%	\$407,641	\$444,300
S VA BEACH-S CONDOS	411	410	6.00%	\$381,589	\$387,750

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

BEACH

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
S VA BEACH-S DUPLEX	107	107	1.68%	\$283,545	\$273,400
S VA BEACH-S WOODLAND	87	82	5.19%	\$318,351	\$319,150
S VA BEACH/COASTAL WALK	16	16	4.02%	\$214,756	\$210,300
S VA BEACH/OCEAN TRACE CONDOS	60	60	-1.50%	\$136,083	\$143,500
S VA BEACH/PLAYA RANA	42	42	1.48%	\$227,973	\$232,500
S VA BEACH/SEAHORSE COVE	10	10	3.18%	\$452,770	\$471,600
SALT MARSH POINT ATTACHED	151	151	3.17%	\$240,819	\$238,000
SALT MARSH POINT SF	79	79	3.55%	\$358,712	\$361,100
SEA PINES CONDO	22	22	6.23%	\$388,772	\$389,950
SEABRIDGE SQUARE	85	85	1.28%	\$134,390	\$136,400
SEASCAPE CONDOMINIUM	10	10	6.94%	\$469,580	\$469,600
SEATAACK CONDOS	12	12	8.42%	\$241,183	\$242,300
SEATAACK DUPLEX	12	12	24.66%	\$272,625	\$305,000
SEATAACK SF	385	328	-1.02%	\$238,263	\$228,450
SEATAACK/TOWNHOUSE	17	17	3.76%	\$254,358	\$255,800
SELDEN HALL CONDO	18	18	6.46%	\$361,805	\$364,700
SHADOW LAWN 1001 INDIAN AVE	30	30	1.90%	\$98,286	\$98,400
SHADOW LAWN BEACH CLUB II	64	64	5.31%	\$125,000	\$125,000
SHADOW LAWN CABANA SOUTH	50	50	-5.85%	\$188,282	\$205,500
SHADOW LAWN LANDS END CONDO	284	284	2.21%	\$178,445	\$166,600
SHADOW LAWN MISC CONDOS	98	98	-2.43%	\$299,661	\$300,000
SHADOW LAWN OCEAN VILLAS	13	13	2.72%	\$161,546	\$156,200

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

BEACH

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
SHADOW LAWN RUDEE INLET CONDO	12	12	3.58%	\$342,591	\$332,400
SHADOW LAWN SAWGRASS CONDO	120	120	-0.26%	\$141,895	\$142,300
SHADOW LAWN SF	907	866	5.27%	\$435,559	\$392,650
SHADOW LAWN SOUTHWINDS	101	101	2.48%	\$119,972	\$117,000
SHADOW LAWN TOWNHOUSES	102	101	4.41%	\$188,477	\$180,200
SHADOW LN MEDITERRANEAN VILL	10	10	6.59%	\$135,370	\$134,800
SHADOW LN RUDEE VILLAS CONDO	40	40	1.77%	\$142,700	\$142,700
SOUTH VIRGINIA BEACH S WOODLAN	13	13	3.07%	\$236,053	\$243,600
SQUIRE LAWNS/WHISPERING PINES	40	40	2.38%	\$169,182	\$159,950
THE KAMLA A CONDO	15	15	0.00%	\$367,380	\$382,900
TRIPLE OAKS CONDO	46	46	6.24%	\$136,828	\$135,100
VIRGINIA VILLAGE CONDO	100	100	8.33%	\$132,277	\$128,950
WASHINGTON SQUARE TOWNHOUSES	634	632	3.58%	\$164,133	\$162,000
WOLFSNARE ACRES	93	91	0.27%	\$328,719	\$312,800
WOODS AT LONDON BRIDGE	360	360	0.28%	\$163,968	\$162,800

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

CENTERVILLE

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
ALEXANDRIA	1,014	1,014	0.89%	\$249,623	\$252,650
BEECHWALK LANDING	24	24	4.55%	\$239,333	\$238,900
BELLAMY PLANTATION	95	95	3.42%	\$371,003	\$375,200
BELLAMY PLANTATION JF	66	66	5.01%	\$337,863	\$331,850
BELLAMY PLANTATION MICHAEL LEE	37	37	1.02%	\$314,462	\$315,700
BELLWOOD FOREST	26	26	4.35%	\$460,757	\$466,200
BENTLEY GATE	142	142	6.68%	\$367,960	\$368,000
BENTLEY PARK	174	174	1.49%	\$408,793	\$408,700
BRIGADOON PINES/FOXON WDS	546	546	5.11%	\$300,917	\$300,900
BRIGADOON/COUNTRY HAVEN	892	891	1.80%	\$266,577	\$266,600
BUCKNER WOODS	160	160	2.86%	\$131,620	\$133,100
CHARLESTOWNE LAKES	375	375	-1.91%	\$238,069	\$235,500
CHARLESTOWNE LAKES SO R5D	304	304	5.05%	\$237,584	\$238,500
CHARLESTOWNE LAKES SO R75	283	283	2.24%	\$253,809	\$250,800
CHARLESTOWNE WOODS/EAST	152	152	-2.98%	\$259,084	\$255,200
CHARLESTWN/TALLWOOD/GWEN MDWS	280	280	-0.45%	\$239,993	\$229,350
COLLEGE PARK	480	480	4.69%	\$242,706	\$240,950
COLLEGE PARK TH	225	225	2.59%	\$148,037	\$143,400
COMMONS	120	120	5.18%	\$232,675	\$231,900
COVENTRY	263	263	0.28%	\$293,649	\$291,700
EAGLE COVE	28	28	0.88%	\$420,642	\$419,400
GLENWOOD	1,764	1,764	1.62%	\$286,409	\$289,500

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

CENTERVILLE

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
GLENWOOD CONDOS	312	312	8.88%	\$137,186	\$127,900
GLENWOOD GLENWOOD GREEN	72	72	5.39%	\$186,019	\$186,200
GLENWOOD LINKS	55	55	2.30%	\$340,950	\$338,400
GLENWOOD PLACE/ROSE GLEN MANOR	54	54	4.41%	\$356,407	\$361,050
GLENWOOD VILLAGE	19	19	4.59%	\$345,036	\$348,100
GREEN RUN CONDOS	276	276	7.56%	\$101,674	\$100,850
GREEN RUN TH	1,553	1,553	6.43%	\$140,485	\$140,000
HONEYBEE VILLAGE	22	22	3.04%	\$328,936	\$305,100
INDIAN LAKES CONDOS	427	427	7.26%	\$118,452	\$116,300
INDIAN LAKES TH	797	797	1.91%	\$156,651	\$155,800
INDIAN LKS COBBLESTONE PTS W	150	150	15.15%	\$154,777	\$153,700
INDIAN POINTE @ ROSE GLEN	55	55	2.94%	\$383,065	\$368,500
INDIAN RIVER RD	19	12	2.18%	\$205,041	\$171,650
INFINITY	40	40	5.35%	\$328,070	\$323,450
KEMPS & CNTVLE ARTERY	19	16	2.26%	\$251,562	\$215,700
KEMPSVILLE CROSSING	59	59	2.31%	\$288,572	\$286,700
KEMPSVILLE PLANTATION	66	66	0.66%	\$335,419	\$335,600
ADAMS GLEN	37	37	3.45%	\$355,513	\$349,700
LAKE CHRISTOPHER	363	363	-1.38%	\$293,955	\$284,500
LAKECREST AT HARRIS FARM	18	18	-0.19%	\$281,272	\$281,300
LEVEL GREEN SEMI-DETACHED	86	86	3.69%	\$153,430	\$152,100
LEVEL GREEN SITE 1 & 2 SF	281	281	0.11%	\$220,496	\$222,000

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

CENTERVILLE

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
LEVEL GREEN SITE 3 SF	111	110	2.75%	\$226,446	\$224,000
Level Green Th/Owl Ct	332	332	3.44%	\$139,739	\$137,700
LEVEL GRN PINWOOD/VILLAGES TH	247	247	1.31%	\$140,599	\$137,500
ORCHARD AT GLENWOOD/CHES.HOMES	95	95	0.65%	\$373,248	\$368,900
RIVERLAKE	42	42	4.92%	\$348,747	\$348,050
ROCK CREEK	810	810	1.57%	\$243,221	\$245,000
ROSEMONT FOREST	1,136	1,136	3.33%	\$233,471	\$229,900
ROSEMONT FOREST SEMI DET	452	452	5.19%	\$198,709	\$195,300
ROSEMONT FOREST TOWNHOUSES	657	657	7.16%	\$150,817	\$149,500
SALEM CT CONDOS	28	28	14.84%	\$138,842	\$139,200
SALEM LAKES TH	244	244	0.65%	\$153,690	\$151,400
SALEM VILLAGES	316	316	2.82%	\$223,314	\$220,400
SOUTHAMPTON & SEASONS AT SALEM	110	110	-2.97%	\$243,257	\$242,750
SPENCE CROSSING CROFTON	164	164	1.55%	\$248,855	\$249,500
SPENCE CROSSING FERNHILL	186	186	4.92%	\$223,766	\$223,300
SPENCE CROSSING HALSTEAD	114	114	-0.06%	\$387,839	\$382,650
SPENCE CROSSING MALLORY	99	99	1.10%	\$286,312	\$283,300
SUNSTREAM PARK SEMI DET	211	211	-2.47%	\$185,418	\$183,000
SUNSTREAM PARK SF	102	102	7.16%	\$221,215	\$217,100
TARLETON OAKS GABLES/RESERVES	294	294	4.16%	\$197,461	\$175,750
WOOD BRIDGE POINTE	626	626	3.74%	\$374,517	\$370,650
WOOD BRIDGE POINTE TOWNHOMES	182	182	2.50%	\$228,864	\$226,700

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

CENTERVILLE

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
WOODHAVEN	59	46	14.85%	\$195,339	\$178,850
WYNDAMERE	197	197	-2.97%	\$240,423	\$243,900

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
ACREDALE	294	293	-1.73%	\$240,898	\$228,100
AMHURST	59	59	4.41%	\$193,015	\$187,500
AMHURST TOWNHOUSES	154	154	4.81%	\$122,816	\$122,400
ARROWHEAD	747	746	2.19%	\$232,371	\$222,700
ARROWHEAD TOWNHOUSES	164	164	4.03%	\$148,334	\$146,100
AVALON	247	239	2.35%	\$289,229	\$268,000
AVALON HILLS	119	119	5.16%	\$243,585	\$237,800
AVALON WOODS OF AVALON	187	187	0.73%	\$277,343	\$283,300
BALLYLINN SHORES	190	188	-1.50%	\$286,956	\$240,500
BAYSIDE PLACE/ESTATES	55	55	1.19%	\$301,429	\$300,000
BELLAMY MANOR EAST	55	55	4.29%	\$372,605	\$346,900
BELLAMY MANOR ESTATES	389	388	1.79%	\$346,835	\$344,950
BELLAMY MANOR ESTATES SEC 5	97	97	3.86%	\$380,570	\$378,300
BELLAMY MANOR SEC B1	40	40	4.87%	\$328,455	\$326,050
BELLAMY MANOR SEC C	244	244	1.72%	\$327,721	\$314,250
BELLAMY MANOR-N	156	155	1.47%	\$273,522	\$270,300
BELLAMY WOODS	313	313	-0.92%	\$405,451	\$399,900
BIRNAM WOODS/MEADOWS	113	113	3.27%	\$273,434	\$270,500
BONNEY'S QUAY	57	57	4.17%	\$223,763	\$204,400
BOULEVARD MANOR	59	58	5.62%	\$158,915	\$155,500
BRANDON	179	179	-0.37%	\$269,328	\$269,600
BRANDON SEMI-D	624	624	2.08%	\$191,414	\$190,050

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
BRENNEMAN FARM CONDO	148	148	6.33%	\$150,744	\$150,400
BROOKEFIELD CROSSING	42	42	1.72%	\$328,876	\$327,800
BROOKSIDE CONDOMINIUM	184	184	6.95%	\$90,526	\$90,950
CAMPUS EAST TOWNHOMES	773	773	4.11%	\$145,732	\$147,900
CAROLANNE FARM/POINT	652	650	2.56%	\$238,463	\$230,500
CAROLYNNE GARDENS	20	20	-0.47%	\$225,385	\$223,350
CARRIAGE MILL TH	121	121	0.02%	\$205,697	\$213,000
CEDAR HILL	256	256	0.86%	\$244,212	\$240,450
CHARTER LAKES CONDOS	28	28	6.06%	\$160,732	\$163,800
CHARTER LAKES TOWNHOUSES	79	79	2.95%	\$167,354	\$162,500
CHATHAM HALL CHATMOSS	109	109	0.02%	\$257,841	\$256,800
CHATHAM HALL PHASE 4-5-6	334	334	-0.30%	\$220,818	\$217,150
CHATHAM HALL SUTTON PLACE	40	40	6.17%	\$299,155	\$297,150
CHATHAM LANDING	11	11	-2.10%	\$333,181	\$326,400
CORAL HEIGHTS	23	23	4.56%	\$220,269	\$218,700
DIAMOND HILL CONDO	17	17	1.03%	\$311,605	\$314,700
DIAMOND SPRINGS CONDO	84	84	16.96%	\$128,578	\$129,100
DRIFT TIDE CONDOMINIUM	170	170	5.70%	\$93,111	\$90,500
DUNBARTON	228	228	-1.45%	\$267,329	\$265,050
ELIZABETH RIVER SHORES	110	108	3.61%	\$240,985	\$220,600
ENGLYSHE AVALON	23	23	4.74%	\$448,756	\$435,600
FAIR MEADOWS	163	158	-0.52%	\$209,012	\$198,600

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
FAIRFIELD	765	765	0.10%	\$348,058	\$342,800
FAIRFIELD FOREST/SHRS	141	141	2.64%	\$411,129	\$405,300
FAIRFIELD GDNS CONDO	156	156	2.24%	\$146,907	\$146,900
FAIRFIELD MILL	46	46	3.94%	\$187,456	\$187,300
FAIRWAYS	55	55	-3.39%	\$186,325	\$186,200
FOX RUN	274	274	4.44%	\$284,835	\$281,800
GABLES AT BELLAMY	95	95	2.60%	\$194,190	\$193,400
GRAND LAKE	145	145	2.47%	\$119,646	\$122,800
GRAYSON POND	79	79	3.62%	\$230,001	\$247,000
HAVEN ESTATES	93	93	0.75%	\$194,861	\$189,800
HAVEN HEIGHTS	102	102	-1.26%	\$255,776	\$251,550
HESTER PROPERTY	28	28	3.46%	\$209,346	\$202,250
HOMESTEAD	230	230	3.35%	\$264,923	\$256,950
HUNT CLUB CONDOMINIUM	24	24	0.63%	\$132,829	\$131,700
HUNTINGTON	381	380	1.73%	\$239,816	\$234,750
HUNTS POINTE	55	55	1.69%	\$439,150	\$441,400
INDIAN LAKES SF (1)	550	550	0.31%	\$251,432	\$250,100
INDIAN LAKES SF (2)	1,004	1,004	-0.65%	\$212,800	\$212,750
INDIAN RIVER	129	129	2.17%	\$171,110	\$164,000
JAMESTOWNE	204	204	3.25%	\$163,818	\$164,700
JAMESTOWNE/STONEBROOK	159	159	4.43%	\$152,703	\$155,200
JONATHANS COVE	30	30	6.44%	\$457,883	\$448,350

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
KEMPSHIRE MANOR	104	104	1.22%	\$170,034	\$167,250
KEMPSVILLE AREA	24	20	3.42%	\$240,180	\$244,950
KEMPSVILLE COLONY	179	177	2.05%	\$261,221	\$262,700
KEMPSVILLE GARDENS	36	33	4.72%	\$236,666	\$220,700
KEMPSVILLE GREENS 4ST-CONDOS	48	48	5.27%	\$161,716	\$158,400
KEMPSVILLE GREENS THE GABLES	197	197	5.20%	\$187,848	\$187,200
KEMPSVILLE GREENS TOWNHOUSES	148	148	0.43%	\$268,518	\$267,950
KEMPSVILLE HEIGHTS	165	163	0.99%	\$271,084	\$257,000
KEMPSVILLE MANOR	54	53	1.57%	\$241,245	\$221,900
LAKE CYPRESS CONDO	132	132	7.30%	\$150,573	\$152,900
LAKE EDWARD	776	776	5.19%	\$114,723	\$112,100
LAKEVILLE ESTATES	197	197	0.22%	\$224,958	\$219,200
LARK DOWNS	170	170	3.01%	\$255,010	\$250,950
LARKSPUR	542	538	0.72%	\$320,767	\$318,300
LARKSPUR FARMS	43	43	-0.65%	\$390,644	\$389,200
LARKSPUR GREENS BOYD/WDBRIDGE	78	78	3.08%	\$193,906	\$194,700
LARKSPUR GREENS SF	248	248	1.96%	\$255,602	\$256,550
LARKSPUR MEADOWS	195	195	4.75%	\$362,730	\$355,900
LAWSON FOREST	124	123	2.24%	\$240,352	\$231,700
LAWSON HALL CONDOS	64	64	0.32%	\$254,700	\$254,700
LE COVE	100	97	0.18%	\$358,282	\$336,500
LEGACY AT BAKER CONDO	56	56	-2.85%	\$245,562	\$241,800

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
LK JAMES/CARRIAGE MILL	291	291	1.23%	\$346,590	\$341,700
LYNBROOK LANDING SF	187	187	3.04%	\$222,591	\$219,000
LYNBROOK LANDING/SOLARTOWNE	475	475	6.33%	\$137,460	\$141,400
MACDONALD PARK	66	64	0.31%	\$193,842	\$185,750
MADISON LANDING	14	14	0.53%	\$236,400	\$249,600
NEWLIGHT	214	200	-0.39%	\$237,581	\$216,500
NEWLIGHT (NEWER AREAS)	130	130	0.48%	\$334,733	\$332,000
NEWPOINTE CONDO	424	424	2.87%	\$60,409	\$59,400
NEWSOME FARM	170	145	2.93%	\$243,447	\$215,500
NEWSOME FARM/DIAMOND COMMONS	45	45	4.54%	\$249,891	\$249,700
NEWTOWN CROSSING	16	15	1.14%	\$297,380	\$294,900
OAKENGATE	21	21	0.04%	\$295,580	\$304,200
PARLIAMENT VILLAGE	252	252	4.59%	\$150,155	\$148,800
POINT O VIEW	229	228	2.80%	\$293,557	\$276,700
POWHATAN HEIGHTS	98	98	6.06%	\$220,260	\$216,750
PROVIDENCE LANDING	32	32	2.01%	\$261,362	\$259,700
PROVIDENCE POINTE	76	75	3.95%	\$136,902	\$137,100
QUEEN CITY	49	34	10.99%	\$106,844	\$78,300
RIDGLEA	122	122	4.54%	\$260,124	\$254,900
RIVERANNE	36	36	0.51%	\$143,277	\$145,300
RIVERTON	184	184	0.23%	\$268,146	\$261,300
SAJO FARMS	321	321	0.65%	\$402,714	\$387,100

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
SHAMROCK GARDEN	16	16	2.95%	\$247,625	\$245,400
SHANNON	35	35	-1.17%	\$213,734	\$214,200
SHERRY PARK	170	170	3.71%	\$189,290	\$180,800
STRATFORD CHASE/GREENS	443	443	0.30%	\$326,383	\$320,500
TAYLORS WALKER	28	28	2.98%	\$224,142	\$225,350
WEAVERVILLE/PR ANNE RD	42	38	1.43%	\$261,300	\$234,000
WEBLIN PLACE	122	122	3.34%	\$140,287	\$138,900
WEBLIN POINTE	118	118	6.27%	\$116,109	\$118,700
WESLEYAN CHASE	359	359	-2.05%	\$257,673	\$256,000
WESLEYAN CHASE TH RG MOORE	170	170	3.19%	\$153,387	\$154,700
WESLEYAN CHASE TH URBAN CONCEPT	49	49	-0.43%	\$164,463	\$165,100
WESLEYAN PINES	162	162	7.52%	\$341,506	\$341,850
WESLEYAN PINES VA TECH CT	13	13	3.75%	\$478,515	\$465,200
WESTVIEW VLG / KNOB HILL	171	171	1.38%	\$202,574	\$195,400
WHITEHURST GROVE/WOODS/MANOR	257	257	-2.66%	\$257,381	\$257,300
WILLOW POND CONDO	42	42	0.47%	\$276,285	\$281,800
WITCHDUCK LAKE CONDOS	196	196	2.98%	\$260,925	\$266,800
WOOD FARM	143	143	3.39%	\$215,317	\$217,400
WOODRIDGE	127	127	-2.31%	\$243,684	\$243,700
WOODSTOCK	254	252	3.71%	\$309,925	\$295,100
WOODSTOCK POINT CONDO	15	15	2.34%	\$402,773	\$412,900

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
ALANTON	448	445	2.76%	\$719,120	\$496,100
ALANTON LINKHORN SHORES	70	69	-1.48%	\$1,615,815	\$1,390,300
ARBORS AT CAPE HENRY	95	95	-2.51%	\$384,013	\$380,800
BAY COLONY	664	649	4.18%	\$798,131	\$735,400
BAY COLONY WATERFRONT	175	168	3.32%	\$1,880,145	\$1,700,750
BAY ISLAND	207	206	0.46%	\$945,121	\$831,500
BAYCLIFF	209	209	-1.09%	\$482,796	\$469,200
BAYCLIFF WATERFRONT	68	68	5.58%	\$941,264	\$805,900
BAYFRNT/BAYSIDE BAYS EDGE	26	26	2.95%	\$382,700	\$348,300
BAYFRONT/BAYSIDE CONDO DUNES	11	11	1.49%	\$387,472	\$349,500
BAYFRONT/BAYSIDE CONDO MOORING	13	13	0.23%	\$308,538	\$275,900
BELLHAVEN/SOUTHERN TER	104	104	2.86%	\$213,866	\$204,150
BFRNT/BAYSIDE CASA DEL PLAYA	30	30	0.22%	\$387,520	\$423,200
BFRNT/BAYSIDE OSPREY VILLAS	12	12	3.07%	\$515,333	\$413,800
BIRCHWOOD BIRCHWOOD GARDENS	601	601	-0.82%	\$240,104	\$234,400
BIRCHWOOD BIRCHWOOD SOUTH	119	119	-2.12%	\$257,202	\$253,800
BIRDNECK POINT	258	255	0.85%	\$1,204,515	\$997,800
BISHOPSGATE	112	111	-2.42%	\$649,810	\$601,600
BRAY ROAD	112	110	-0.55%	\$565,479	\$510,200
BRIDGETTS LANDING	18	18	6.15%	\$423,066	\$407,250
BRIGHTON ON THE BAY	132	130	-1.05%	\$652,873	\$588,500
BROAD BAY COLONY	206	205	2.24%	\$648,967	\$603,900

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
BROAD BAY ESTATES	130	130	2.43%	\$583,755	\$564,200
BROAD BAY POINT GREENS	230	229	0.35%	\$614,192	\$606,900
BROAD BAY PT GRNS WATERFRONT	61	61	-1.28%	\$1,382,372	\$1,349,700
BYFRNT/BAYS POSEIDON BCH	12	12	8.09%	\$1,151,891	\$965,500
BYFRNT/BAYSIDE BEACH CASTLE	10	10	2.35%	\$376,530	\$319,150
CAMDEN 1ST COL ESTATES	52	52	-2.14%	\$283,198	\$280,400
CAPE HENRY SHORES	188	188	1.87%	\$578,933	\$576,350
CAPE HENRY TOWERS	199	199	-0.82%	\$201,823	\$194,600
CAPE HENRY VILLAS CONDO	78	78	2.44%	\$170,625	\$169,000
CAPE STORY BY THE SEA	497	476	0.94%	\$509,815	\$465,800
CAPE STORY BY THE SEA CONDO	68	68	3.44%	\$518,952	\$480,150
CAPE STORY/LYNN COLONY DUPLEX	80	80	1.13%	\$484,235	\$395,350
CHANCELLOR WALK	116	116	7.31%	\$285,548	\$285,500
CHELSEA	104	104	-6.30%	\$593,155	\$553,100
CHESAPEAKE BAY SHORES	52	52	12.18%	\$591,350	\$473,700
CHESHIRE	92	92	6.81%	\$207,516	\$204,600
COLONIAL OAKS	168	168	-3.60%	\$371,677	\$365,150
COLUMBUS STATION CONDO	384	384	1.29%	\$147,570	\$146,300
COVE POINT CONDOMINIUM	64	64	8.22%	\$516,718	\$505,500
EASTERN PARK	256	254	-2.17%	\$207,697	\$185,800
EASTERN PARK KINGS GRANT COVE	10	10	3.62%	\$465,560	\$461,850
GLOUCESTER VILLAGE	75	74	-10.09%	\$304,654	\$293,000

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
GODFREY LANE	13	12	9.12%	\$1,251,083	\$1,053,900
GREAT NECK ESTATES	236	236	-2.01%	\$365,201	\$347,150
GREAT NECK FARM	173	173	0.34%	\$355,670	\$350,600
GREAT NECK LANDING	132	132	11.59%	\$130,539	\$128,800
GREAT NECK MANOR	65	63	-4.17%	\$296,633	\$230,200
GREAT NECK PINES/MICHAELS GLEN	42	42	4.03%	\$552,492	\$546,000
GREAT NECK POINT	68	66	1.57%	\$828,518	\$809,750
GREAT NECK POINT COVE FRONT	111	105	0.64%	\$1,127,777	\$993,600
GREAT NECK POINT RIVER FRONT	28	27	4.74%	\$2,128,222	\$1,946,700
GREAT NECK PT/LONG CRK WF	33	33	0.83%	\$1,191,178	\$1,079,100
GREAT NECK TOWNHOMES	29	29	2.25%	\$216,696	\$214,900
GREAT NECK VILLAS	136	136	0.05%	\$217,962	\$223,450
GREEN HILL BY THE BAY	28	28	-1.36%	\$794,821	\$688,600
GREEN HILL FARM	55	55	-0.44%	\$710,276	\$588,000
GROVELAND PARK	183	183	1.39%	\$264,878	\$253,300
GRT NK MDWS/FST PK/OLD DON WDS	419	419	3.99%	\$392,637	\$389,800
HARBOUR GATE	120	120	8.00%	\$257,370	\$255,800
KINGS GRANT LDNG SOUTH	109	109	4.56%	\$232,409	\$234,900
KINGS GRANT ROYAL GRANT	124	123	0.38%	\$716,479	\$659,700
KINGS GRANT SEC 1-2-3	277	276	1.86%	\$332,069	\$324,850
KINGS GRANT SEC 4-5	496	493	3.65%	\$375,734	\$356,600
KINGS GRANT SEC 6-10	395	395	0.20%	\$404,976	\$389,700

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
KINGS GRANT SEC-11	110	108	-3.55%	\$478,381	\$428,600
KINGS POINT	136	136	5.38%	\$297,911	\$297,900
KINGS POINT EAST	179	179	-0.07%	\$301,019	\$295,300
KINGS TOWNE	54	54	5.78%	\$218,105	\$224,650
LAUREL COVE	331	331	0.49%	\$373,515	\$361,300
LAUREL MANOR	154	154	6.19%	\$248,172	\$233,550
LESNER COVE CONDO	24	24	0.00%	\$407,487	\$427,400
LESNER POINTE CONDO LESNER PT	138	138	1.63%	\$391,362	\$339,500
LINKHORN BAY CONDO	96	96	4.95%	\$308,062	\$293,150
LINKHORN COVE	82	81	7.41%	\$643,666	\$586,400
LINKHORN ESTATES	175	174	9.08%	\$468,429	\$440,150
LINKHORN ESTATES CANNON/DOGWD/	79	79	3.66%	\$459,941	\$448,300
LINKHORN ESTATES WATERFRONT	37	36	-3.31%	\$900,247	\$910,150
LINKHORN OAKS	33	30	-0.18%	\$788,056	\$740,150
LINKHORN OAKS WATERFRONT	13	11	0.91%	\$2,061,136	\$1,861,200
LINKHRN/CANON/DOGWD WATERFRONT	23	21	6.49%	\$1,190,447	\$1,122,400
LINLIER	24	24	3.80%	\$462,579	\$431,850
LINLIER WATERFRONT	55	54	2.19%	\$991,111	\$965,600
LITTLE NECK	338	330	-0.10%	\$531,285	\$502,300
LITTLE NECK CROSSING	26	26	4.73%	\$285,773	\$285,300
LITTLE NECK KFLNSHP	38	37	6.22%	\$791,181	\$777,700
LITTLE NECK REDWOOD/H BREEZE	105	104	3.40%	\$644,800	\$571,700

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
LITTLE NECK SEABREEZE FARMS	100	97	6.45%	\$898,176	\$774,000
LITTLE NECK VILLAGE	74	70	2.38%	\$284,348	\$250,000
LITTLE NECK WATERFRONT	320	300	-0.31%	\$857,052	\$704,100
LITTLE NECK WDS AT LITTLE NCK	22	20	6.45%	\$839,640	\$777,900
LITTLE NECK/KFLNSHP WF	60	57	6.07%	\$1,290,468	\$1,166,500
LONG CREEK COVE CONDO	87	87	5.64%	\$378,939	\$381,000
LYNNHAVEN BEACH CONDO	108	108	0.18%	\$305,258	\$299,200
LYNNHAVEN COLONY	323	321	2.74%	\$466,298	\$430,800
LYNNHAVEN DUNES	72	70	3.44%	\$536,168	\$534,750
MAI-KAI CONDOMINIUM	34	34	5.26%	\$248,505	\$248,300
MALIBU	427	427	2.91%	\$214,447	\$207,600
MALIBU KINGS FOREST	315	315	-1.76%	\$289,895	\$275,700
MARINERS MARK CONDO	92	92	-0.60%	\$517,673	\$474,000
MEADOWRIDGE	62	60	2.21%	\$886,711	\$669,150
MIDDLE PLANTATION	319	317	0.33%	\$584,066	\$552,600
MIDDLE PLANTATION PHASE 6	136	136	1.69%	\$772,812	\$692,850
MILL CREEK CONDOMINIUM	56	56	4.02%	\$292,862	\$285,600
MILL DAM FOREST	28	28	-0.49%	\$581,132	\$578,350
MILL DAM RD/POINTE	110	101	3.75%	\$505,341	\$543,200
NORTH VA BEACH	2,316	2,238	8.34%	\$952,705	\$776,800
NORTH VIRGINIA BEACH CO-OP	12	12	1.17%	\$713,366	\$709,500
NORTH VIRGINIA BEACH CRYSTAL A	279	270	-0.35%	\$724,762	\$630,450

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
NORTH VIRGINIA BEACH PIRATES H	18	17	4.32%	\$750,582	\$722,900
OCEAN SHORE CONDOS	63	63	0.71%	\$585,492	\$605,500
PAGE AV-SHORE DR BAY BEACH	18	18	0.89%	\$351,116	\$352,500
PAGE AV-SHORE DR CONDO DUPLEX	13	13	-2.35%	\$551,853	\$526,600
PAGE AV-SHORE DR/N SHORE CONDO	24	24	2.07%	\$300,387	\$302,900
PEMBROKE STATION CONDO	90	90	-1.01%	\$121,446	\$126,700
PEPPER TREE A CONDO	144	144	-0.46%	\$114,945	\$118,900
PG AV-SHORE DR BAY BREZ VILLAS	36	36	2.56%	\$196,797	\$192,900
PG AV-SHORE DR CONDO BREAKER	57	57	2.48%	\$246,354	\$239,100
PG AV-SHORE DR CONDO OYSTER	11	11	3.10%	\$237,490	\$230,300
PG AV-SHORE DR CONDO PAGE AV	16	16	-0.81%	\$194,031	\$192,000
PG AV-SHORE DR CONDO PG SHORES	12	12	3.39%	\$122,283	\$122,900
PG AV-SHORE DR GREAT NCK BCH	21	21	1.65%	\$169,628	\$169,400
PG AV-SHORE DR HARBOR	23	23	-0.80%	\$332,069	\$340,200
PG AV-SHORE DR LYNNSHORE	24	24	3.00%	\$188,675	\$184,300
PG AV-SHORE DR SAND SPUR	14	14	0.80%	\$297,864	\$295,350
PG AV-SHORE DR SEA SHELL	12	12	0.93%	\$261,583	\$260,900
PG AV-SHORE DR SEASHORE	18	18	-5.24%	\$156,966	\$151,500
PG AV-SHORE DR SHORELINE	12	12	0.59%	\$228,433	\$227,100
PG AV-SHORE DR VINEYARD	36	36	1.65%	\$318,972	\$308,600
PG AV-SHORE DR WALDON	48	48	-2.70%	\$257,979	\$256,050
PRINCESS ANNE HILLS	138	137	0.00%	\$943,445	\$944,850

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
RIVER & SHOREHAVEN RDS	40	39	1.34%	\$657,800	\$584,600
ROYAL COURT CONDO	58	58	0.93%	\$387,289	\$374,150
RVR AND N SHOREHVN WATERFRONT	130	122	1.62%	\$1,061,872	\$919,350
SEAGATE COLONY I	152	152	9.00%	\$337,129	\$343,500
SHANNON KNOLL	18	18	1.93%	\$343,750	\$341,650
SHIPS WATCH CONDO	44	44	2.18%	\$502,947	\$422,550
SHORE DR S LESNER VILLAS	60	60	0.71%	\$221,396	\$212,700
SHORE DR S LYNN LANDING	30	30	-0.89%	\$203,363	\$201,000
SHORE DR S SHOREHAVEN	48	48	1.39%	\$175,737	\$175,900
SHORE DR SOUTH CONDO LYNNHAVEN	40	40	3.70%	\$163,280	\$173,600
SHORE DR SOUTH CONDO VISTA CIR	32	32	2.51%	\$194,043	\$188,200
SHORE DR SOUTH CONDO VISTA PT	21	21	-11.87%	\$218,428	\$202,600
SHORE DR SOUTH INLET COLONY	63	63	2.34%	\$165,322	\$163,200
SHORE DR SOUTH INLET SHORES	16	16	-1.43%	\$301,337	\$297,000
SOUTHALL QUARTER	174	174	6.13%	\$278,438	\$279,400
SOUTHERN POINTS	304	304	0.76%	\$398,266	\$379,300
SWAIN HILL CONDOS	12	12	-0.45%	\$222,791	\$221,100
SYLVAN LAKE	53	52	5.21%	\$500,048	\$492,300
SYLVAN LAKE SLEEPY HOL-SANDEE	16	16	7.03%	\$406,075	\$405,050
THALIA	236	234	0.16%	\$348,337	\$337,200
THALIA FOREST	29	29	6.78%	\$362,462	\$357,100
THALIA MANOR	348	346	-3.31%	\$257,207	\$248,450

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
THALIA STATION CONDO	197	197	0.59%	\$86,298	\$84,300
THALIA VILLAGE	314	296	1.61%	\$271,123	\$266,300
THALIA VILLAGE CONDOS	43	43	-8.40%	\$182,841	\$188,900
THALIA VILLAGE DUPLEX	68	68	9.79%	\$215,011	\$220,200
THALIA VILLAGE TH	403	403	6.64%	\$143,632	\$133,800
THALIA WATERFRONT	198	193	0.03%	\$555,623	\$487,800
THALIA WAYSIDE TOWNHMS	354	354	0.31%	\$189,696	\$188,100
THE ENCLAVE AT TOWN CTR	13	13	2.52%	\$332,769	\$327,700
THE LANDINGS	78	78	0.97%	\$435,207	\$354,200
THE LANE AT WILDWOOD	20	20	1.78%	\$314,810	\$313,700
THE RESERVE	118	118	0.38%	\$730,211	\$717,950
TRANT BERKSHIRE AREA	371	365	0.69%	\$657,194	\$569,900
WELLINGTON WOODS	254	254	-5.64%	\$319,155	\$315,350
WILDWOOD SQUARE	76	76	-2.18%	\$198,436	\$193,200
WIMBLEDON ON THE BAY	79	79	1.70%	\$784,044	\$706,100
WIND ROSE TOWNHOUSES	18	18	3.66%	\$424,800	\$425,600
WOLFSNARE PLANTATION	206	206	1.84%	\$362,001	\$348,200
WOODHURST	82	82	1.90%	\$319,087	\$306,000

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
ASHBYS BRIDGE	24	19	-0.58%	\$684,289	\$692,600
ASHVILLE PARK/RANIER VILLAGE	166	161	3.35%	\$490,212	\$486,600
ASHVILLE PARK/WILSHIRE VLG	135	135	0.29%	\$635,285	\$612,100
ATLANTIC SHORES MID-RISE APT	566	559	-6.63%	\$106,328	\$75,600
BELLWOOD ESTATES	182	182	6.70%	\$384,846	\$384,750
BERNARD FARM	45	44	-2.41%	\$376,795	\$373,400
BLACKWATER	439	369	-0.97%	\$360,539	\$329,200
BLACKWATER LAND USE	207	85	-0.43%	\$480,141	\$441,500
BLACKWATER MANSFIELD FARM	23	18	4.99%	\$817,416	\$750,350
BROWNINGSTONE	108	108	4.11%	\$269,184	\$276,600
BUYRN FARM NO./SHELBURNE WDS	99	99	-0.07%	\$289,602	\$292,700
CARROLLTON EST/MIHO EST	25	25	10.82%	\$454,404	\$444,700
CASTLETON BUCKNGHM CHARTWLL	174	174	0.53%	\$443,235	\$443,300
CHELSEA PLACE	44	44	-4.87%	\$330,322	\$329,650
CHRISTOPHER FARMS	300	300	1.46%	\$423,072	\$423,050
COURT HOUSE FOREST	74	74	5.17%	\$314,774	\$307,800
COURT HOUSE FOREST N	22	22	6.22%	\$319,968	\$315,050
COURTHOUSE ESTATES AUGUSTA	77	77	2.75%	\$428,151	\$430,000
COURTHOUSE ESTATES Multi Neigh	1,080	1,080	1.83%	\$346,768	\$343,150
COURTHOUSE GREEN CONDOMINIUM	38	38	-3.11%	\$362,542	\$375,000
COURTHOUSE WOODS CONDO	155	155	1.94%	\$276,293	\$277,800
CRESCENT CONDOS	138	138	-3.65%	\$235,929	\$243,900

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
CROMWELL PARK	132	132	3.25%	\$252,064	\$251,800
CULVER ACRES	28	28	-1.01%	\$275,485	\$273,800
CULVER WOODS	11	11	-1.74%	\$292,827	\$295,000
DAM NECK ESTATES	305	305	2.56%	\$241,900	\$236,200
DAM NECK ESTATES TOWNHOUSES	67	67	2.14%	\$165,567	\$168,200
DEWBERRY FARM	50	50	1.67%	\$442,950	\$435,750
EAGLES NEST	64	63	6.21%	\$630,841	\$618,100
ENCLAVE AT PRINCESS ANNE	37	36	3.27%	\$451,230	\$440,100
ESTATE AT MUNDEN FARMS	71	71	1.39%	\$579,390	\$583,500
FARMERS COURT	12	12	3.04%	\$331,475	\$327,100
FIELDSTONE GLEN	82	82	-0.08%	\$272,476	\$267,900
FOXFIRE	318	318	0.59%	\$328,342	\$325,900
FOXFIRE DOWNS	312	312	1.11%	\$239,212	\$239,600
GREENWOOD	52	52	2.14%	\$385,303	\$387,150
GUNN HALL CONDO	76	76	1.79%	\$257,818	\$266,000
GUNN HALL TOWNHOMES	18	18	3.29%	\$264,627	\$264,600
HERITAGE PARK	256	256	-3.00%	\$598,040	\$591,000
HERON RIDGE ESTATES/OAK BREEZE	125	124	6.15%	\$678,736	\$671,450
HIDDEN OAKS	46	46	2.11%	\$376,228	\$376,650
HIGHCOURT	39	39	3.37%	\$554,294	\$561,400
HIGHGATE GREENS/CROSSING	214	214	2.52%	\$479,585	\$477,500
HIGHLAND ACRES	23	23	3.24%	\$561,713	\$538,600

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
HIGHLAND MEADOWS	24	24	3.25%	\$391,958	\$389,750
HIGHLAND PARISH	112	109	6.31%	\$479,737	\$480,100
HILLCREST FARMS	315	315	4.49%	\$385,628	\$388,300
HILLCREST LANDING	48	48	-1.92%	\$410,814	\$405,800
HILLCRST & IRR MDWS/OSPREY LND	67	67	0.24%	\$404,962	\$412,500
HOLLAND CROSSING	11	11	2.23%	\$472,118	\$468,700
HOLLAND OAKS	92	92	4.02%	\$336,844	\$336,500
HOLLAND PINES / HOL PINES WEST	269	269	-2.13%	\$335,508	\$337,400
HOLLAND WOODS	82	82	-0.80%	\$294,713	\$301,500
HUNT CLUB FOREST and WEST	403	403	3.21%	\$330,983	\$331,900
HUNTERS RUN	73	73	-4.62%	\$234,660	\$224,900
INDIAN RIVER FARMS	113	113	4.20%	\$392,931	\$391,700
INDIAN RIVER PLANT	232	232	8.37%	\$739,116	\$677,800
INDIAN RIVER WOODS	22	22	-1.34%	\$461,800	\$459,500
KEMPSVILLE	126	107	3.11%	\$320,393	\$293,300
KEMPSVILLE LAND USE	10	5	0.07%	\$2,037,040	\$1,678,900
KINGSTON ESTATES	100	67	1.79%	\$585,077	\$577,000
LAGOMAR	633	630	-2.14%	\$495,961	\$477,050
LAGOMAR SECTION 7	302	287	6.77%	\$679,720	\$663,800
LANDSTOWN LAKES TH	78	78	4.17%	\$181,698	\$175,100
LANDSTOWN LAKES/COURT	370	370	1.65%	\$273,790	\$271,000
LANDSTOWN MEADOWS	533	533	1.64%	\$282,287	\$285,100

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
LITCHFIELD MANOR	70	70	2.20%	\$466,697	\$478,350
LOTUS CREEK ONE CONDO	45	45	1.62%	\$462,900	\$469,400
MALBON ACRES	52	52	2.16%	\$314,375	\$319,350
MATTHEWS GREEN	46	45	-6.84%	\$629,231	\$625,800
MAYBERRY	38	38	-1.81%	\$506,794	\$495,350
MIDDLE OAKS PLANT_CASON FARM	155	155	-0.03%	\$311,246	\$308,400
MORGANS WALKE	23	23	8.59%	\$481,478	\$486,100
NEW CASTLE	186	186	4.14%	\$342,916	\$333,000
OCEAN LAKES	1,537	1,537	4.14%	\$270,293	\$264,800
OCEAN LAKES CONDO	168	168	7.83%	\$135,826	\$143,800
OCEAN LAKES EAST	135	135	2.50%	\$308,622	\$306,700
OCEAN LAKES NORTH	231	231	2.61%	\$299,363	\$306,000
OCEAN LAKES TH	648	648	7.76%	\$198,394	\$199,400
OCEAN LAKES WATERS EDGE	69	69	7.85%	\$313,465	\$316,200
OCEAN LAKES WEST	30	30	2.99%	\$353,673	\$354,200
P.A. CROSSING_BURYN FARM	111	111	-1.19%	\$401,849	\$402,900
PARKSIDE GREEN	249	249	4.60%	\$226,190	\$228,800
PINE HURST ESTATES	35	35	4.06%	\$318,751	\$310,500
PINE MEADOWS	593	593	3.16%	\$323,240	\$317,800
PINE RIDGE	266	266	6.23%	\$385,978	\$384,750
PRINCE GEORGE ESTATES	84	84	1.43%	\$471,333	\$465,500
PRINCESS ANNE	1,026	739	-1.38%	\$348,716	\$308,500

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
PRINCESS ANNE LAND USE	127	50	0.30%	\$761,158	\$691,300
PRINCESS ANNE MEADOWS	81	8	1.26%	\$510,250	\$512,150
PRINCESS ANNE QUARTER/WOODS	229	222	1.44%	\$505,961	\$501,600
PUNGO	1,582	1,298	0.19%	\$398,516	\$378,250
PUNGO LAND USE	462	192	-0.37%	\$639,645	\$590,950
PUNGO FERRY LANDG	44	36	0.00%	\$498,080	\$531,350
RED MILL FARM	507	507	-1.15%	\$301,739	\$296,700
RED MILL FARM MEADOWS	32	32	5.66%	\$341,790	\$339,300
RED MILL FARM NIMMO COURT	22	22	-2.70%	\$462,672	\$459,800
RED MILL FARM SAWYER ESTATES	110	110	2.73%	\$391,750	\$394,950
RED MILL FARM SOUTH SHORE EST	227	227	-0.26%	\$481,393	\$475,900
RED MILL FARM WILLOW RIDGE	152	152	0.40%	\$324,186	\$325,800
RED MILL FOREST	15	15	-1.32%	\$373,700	\$380,100
RED MILL VILLAGE	128	128	-5.06%	\$194,392	\$193,700
RED MILL/FOX CHASE	523	521	-2.23%	\$306,097	\$305,300
RED MILL/MIRASOL	94	94	4.19%	\$491,465	\$486,500
RED MILL/SOUTH WOODS	197	197	1.65%	\$396,129	\$390,000
RIVER OAKS	145	145	1.49%	\$466,363	\$464,800
ROLLINGWOOD	90	90	4.87%	\$438,470	\$436,050
SALEM ACRE/MEADOWRIDGE	12	12	-0.41%	\$485,191	\$477,250
SALEM LAKES	892	892	1.49%	\$243,634	\$243,000
SANCTUARY FALSE CAPE	248	248	-2.79%	\$437,221	\$377,350

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
SANDBRIDGE	1,160	1,120	6.28%	\$692,775	\$649,900
SANDBRIDGE DUNES	74	74	0.00%	\$456,483	\$462,700
SANDBRIDGE OCEAN FRONT	237	232	3.39%	\$1,474,302	\$1,281,200
SANDBRIDGE STATION	16	16	-0.49%	\$259,131	\$259,300
SCOTLAND STREET	10	10	2.65%	\$268,010	\$263,100
SEABOARD ACRES/FOREST	29	29	-3.75%	\$562,451	\$554,900
SEASIDE AT SANDBRIDGE	12	12	-2.93%	\$275,341	\$271,850
SHERWOOD LAKES	60	60	-0.56%	\$535,338	\$520,450
SHERWOOD LAKES CONDOS	121	121	2.10%	\$435,926	\$429,900
SHERWOOD LAKES TH	53	53	0.29%	\$298,047	\$293,300
SOUTHGATE	368	368	0.10%	\$333,492	\$333,350
STRAWBRIDGE	282	282	3.85%	\$261,026	\$252,000
THREE OAKS	225	225	1.72%	\$445,479	\$444,600
UPTON ESTATES	302	302	3.64%	\$272,721	\$261,400
VICTORIA PARK	64	64	0.45%	\$616,270	\$602,950
VILLAGE BEND	103	103	4.64%	\$413,972	\$409,100
WELLINGTON AT DAM NECK	124	124	1.80%	\$170,836	\$171,700
WEST NECK COMMONS	23	23	3.12%	\$450,708	\$453,200
WEST NECK VILLAGE VILLAGE A	64	64	0.00%	\$410,893	\$408,900
WEST NECK VILLAGE VILLAGE C	66	66	0.00%	\$325,709	\$327,100
WEST NECK VILLAGE VILLAGE D	54	54	0.00%	\$327,009	\$334,600
WEST NECK VILLAGE VILLAGE E	208	207	0.00%	\$359,528	\$356,300

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
WEST NECK VILLAGE VILLAGE F	114	114	0.00%	\$381,648	\$384,000
WEST NECK VILLAGE VILLAGE G-1	23	23	0.00%	\$455,447	\$459,100
WOODS OF PINEY GROVE	103	101	1.38%	\$288,659	\$292,000
WORDSWORTH VILLAGE	300	300	5.33%	\$274,435	\$275,100

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

ROSE HALL

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
BUCKNER FARMS	778	778	1.68%	\$322,509	\$321,700
CARDINAL ESTATES	254	229	2.43%	\$143,268	\$153,000
CASTLETON BARK_MAYF_SOMERSET	124	124	0.32%	\$388,564	\$370,750
CASTLETON BRENT_KING_RAD	200	200	5.28%	\$349,471	\$349,700
CASTLETON CAMDEN VILLAGE	167	167	-3.51%	\$212,357	\$203,500
CASTLETON KESWICK VILLAGE	108	108	2.64%	\$364,997	\$365,200
CHIMNEY HILL	826	826	2.35%	\$212,704	\$214,100
CHIMNEY HILL CONDO	137	137	2.22%	\$129,479	\$123,900
CHIMNEY HILL TH	380	380	7.77%	\$159,111	\$160,300
COLONY ACRES	17	15	-0.26%	\$348,133	\$325,900
DAM NECK AREA	157	157	-1.36%	\$334,870	\$335,600
GREEN RUN SF	2,372	2,372	5.65%	\$221,549	\$217,250
HOLLAND FARMS	111	111	4.63%	\$247,650	\$244,900
HOLLAND MEADOWS	140	140	4.41%	\$173,420	\$174,900
LAKE PLACID	578	578	3.84%	\$257,824	\$257,500
LAKES	589	589	4.51%	\$185,408	\$184,400
LAKES TH	197	197	4.54%	\$144,446	\$144,500
LAMPLIGHT MANOR	131	131	2.30%	\$223,695	\$221,700
LARKSPUR MEADOWS TH	334	334	3.35%	\$169,763	\$166,100
LEXINGTON/BLUEGRASS NICHOLS PK	292	292	1.21%	\$260,673	\$255,900
LEXINGTON/WOODLAND PARK	125	125	0.49%	\$226,220	\$223,300
MAGIC HOLLOW	501	501	3.72%	\$196,640	\$195,900

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

ROSE HALL

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
MAGIC HOLLOW SEMI-D	143	143	2.61%	\$166,376	\$172,700
MAGIC HOLLOW TOWNHOUSES	148	148	2.26%	\$144,175	\$141,900
OAK SPRINGS	266	266	1.96%	\$239,707	\$237,250
OAK SPRINGS TOWNHOUSES	277	277	0.12%	\$155,789	\$149,800
PECAN GARDENS	377	372	-8.60%	\$189,456	\$184,600
PECAN GARDENS SEMI-DET	96	96	4.25%	\$167,156	\$165,250
PECAN GARDENS TH	261	261	7.48%	\$123,149	\$124,900
PRINCESS ANNE GARDENS	178	178	-2.68%	\$115,565	\$116,400
PRINCESS ANNE PLAZA KINGS ARMS	101	101	8.79%	\$122,770	\$119,700
PRINCESS ANNE PLAZA TH/SEC 4	94	94	8.69%	\$137,689	\$137,200
PRINCESS ANNE SQUARE	80	80	1.22%	\$241,145	\$239,400
SALEM WOODS	1,089	1,089	1.09%	\$325,124	\$328,200
SCARBOROUGH SQ-MULTI TH	125	125	1.01%	\$136,095	\$134,800
SCARBOROUGH SQUARE	497	497	9.15%	\$134,067	\$135,000
TAPO MOBILE HOME	67	35	1.08%	\$34,974	\$27,800
TIMBERLAKE ASPEN	198	198	1.47%	\$177,223	\$178,800
TIMBERLAKE CINMNRDG/MISTYMDW	106	106	3.94%	\$189,409	\$181,600
TIMBERLAKE DOMINION	72	72	3.28%	\$161,658	\$162,300
TIMBERLAKE GLEN WILLOW	99	99	0.48%	\$208,494	\$204,800
TIMBERLAKE HOLLAND MEWS	32	32	4.19%	\$85,465	\$85,200
TIMBERLAKE HOLLY TREE	163	163	2.07%	\$140,000	\$137,100
TIMBERLAKE SEC 1-12	404	404	-0.28%	\$231,997	\$226,100

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2020/2021**

ROSE HALL

NEIGHBORHOOD	TOTAL PARCELS	IMPROVED PARCELS	CHANGE	MEAN	MEDIAN
TIMBERLAKE SEC 8-9	55	55	5.56%	\$212,198	\$220,400
TIMBERLAKE THE COVE	23	23	5.49%	\$173,430	\$172,100
TIMBERLAKE WATERS	44	44	0.47%	\$154,961	\$158,400
TIMBERLAKE WILLOW WOOD	156	156	5.59%	\$190,635	\$192,800
TOWNE SQ DETACHED - PARK PLACE	199	199	0.80%	\$271,790	\$275,000
TOWNE SQUARE ATTACHED	284	284	1.04%	\$219,558	\$217,350
VILLAS AT BELLAMY CONDOS	120	120	5.81%	\$165,380	\$165,300
VINEYARD	18	16	1.80%	\$398,068	\$396,250
WINDSOR FOREST	32	32	5.77%	\$334,712	\$341,800
WINDSOR OAKS WEST	1,034	1,034	2.05%	\$229,993	\$226,900
WINDSOR OAKS WEST HALIFAX	212	212	3.05%	\$186,182	\$184,050
WINDSOR OAKS WEST TOWNHOUSES	320	320	-1.38%	\$141,226	\$139,650
WINDSOR WOODS	1,528	1,527	1.45%	\$218,730	\$214,600
WYND CREST CONDO	107	107	4.31%	\$236,128	\$238,800