

Average Percent
of
Assessment Change
of
Residential Neighborhoods
by
District

Fiscal Year 2019/2020



City of Virginia Beach

VBgov.com

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

February 22, 2018

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 2019 to FY 2020. 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 2019/2020**

BAYSIDE

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
3556 SHORE DRIVE CONDO	34	34	2.98%	\$465,785	\$415,150
ADKINS RESERVE/THE OAKS	59	59	5.99%	\$123,692	\$119,900
AERIES ON THE BAY SF	29	29	0.47%	\$429,669	\$441,600
AERIES ON THE BAY TOWNHOUSES	211	211	1.76%	\$313,368	\$310,700
AMPHIBIOUS MANOR	52	51	4.35%	\$201,760	\$198,250
ARAGONA VILLAGE	3,005	2,991	1.95%	\$183,609	\$181,100
BAYLAKE BEACH/PINES	335	329	0.00%	\$544,956	\$432,000
BAYSIDE VILLAS	83	83	1.47%	\$137,369	\$138,600
BAYVILLE COVE	18	18	2.63%	\$315,661	\$307,750
BAYVILLE GARDENS/PARK	200	199	4.79%	\$223,322	\$205,700
BAYVISTA CONDOS	27	27	0.00%	\$702,422	\$628,200
BONNEY/BAXTER ROAD	33	28	1.66%	\$133,388	\$119,400
BRADFORD ACRES	43	41	1.25%	\$226,256	\$216,500
BRADFORD PARK	43	42	0.04%	\$206,793	\$182,700
BRADFORD TERRACE	68	68	2.92%	\$211,307	\$199,250
BROADMEADOWS CONDO	16	16	17.84%	\$138,700	\$138,700
BURTON STATION	21	13	-0.01%	\$111,600	\$106,400
CHES BCH BAY LAKE CONDO	50	50	8.23%	\$220,966	\$220,900
CHES BCH BAY QUARTER CONDO	64	64	0.00%	\$177,805	\$177,800
CHES BCH BAY WIND CONDO	15	15	6.26%	\$185,793	\$183,800
CHES BCH HOLLIS ROAD CONDO	18	18	6.87%	\$179,267	\$175,000
CHES BCH MARTINIQUE CONDO	13	13	2.67%	\$326,892	\$328,400
CHES BCH NORTH BEACH CONDO	60	60	-0.67%	\$178,108	\$179,500
CHES BCH WATERSPOINT	20	20	0.00%	\$233,355	\$233,250

**AVERAGE PERCENT OF ASSESSMENT CHANGE
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NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
CHES BCH/COASTALVW/TRANQUILITY	32	32	6.60%	\$350,663	\$352,900
CHES BCH/PH STNLNDG/CHESBCHE	67	67	12.28%	\$175,679	\$176,400
CHESA HOUSE ON THE BAY	120	120	5.97%	\$234,039	\$221,800
CHESAPEAKE BEACH	604	562	-0.24%	\$479,426	\$442,000
CHESAPEAKE BEACH ATTACHED	410	408	2.70%	\$407,875	\$378,700
CHESAPEAKE BEACH BAYSIDE CORP	18	18	7.31%	\$255,878	\$253,300
CHESAPEAKE BEACH BEACH BAY CON	27	27	7.89%	\$321,122	\$322,900
CHESAPEAKE BEACH DUPLEX	171	170	-0.37%	\$376,865	\$330,600
CHESAPEAKE BEACH WOODS OF CHES	25	25	3.33%	\$207,128	\$202,300
CHESAPEAKE BEACH/HARBOR OAKS	12	12	2.03%	\$308,467	\$308,400
CHURCH POINT	185	185	1.27%	\$719,548	\$693,200
CHURCH POINT BISHOPS COURT	34	34	-3.32%	\$614,468	\$606,950
CHURCH POINT SECTION I	123	123	0.64%	\$482,826	\$483,100
CHURCH POINT WATERFRONT	40	36	-0.22%	\$1,274,220	\$1,266,100
CORNERSTONE	264	264	3.26%	\$252,051	\$252,000
CRYSTAL PT/HERON ROOST	31	31	-0.62%	\$571,126	\$489,300
CTRE GREEN CYPRESS PT COUNTRY	125	125	2.62%	\$206,614	\$206,900
CTRE GRN CYPRESS PT GRDN VILLA	80	80	4.45%	\$156,981	\$156,400
CYPRESS POINT	149	149	1.81%	\$308,098	\$307,700
CYPRESS POINT COMMONS	70	70	2.80%	\$148,551	\$146,800
CYPRESS POINT CUSTOM HOMES	229	227	-0.49%	\$445,338	\$428,000
CYPRESS POINT DEFORD LTD	60	59	-0.33%	\$334,020	\$332,600
CYPRESS POINT N MOORES POND	30	29	2.16%	\$391,057	\$389,200
CYPRESS POINT NORTH	117	117	-0.25%	\$314,654	\$302,300

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

BAYSIDE

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
CYPRESS POINT NORTH TOWNHOUSES	39	39	1.56%	\$230,805	\$237,300
CYPRESS POINT TH	73	73	5.79%	\$187,301	\$187,600
CYPRESS POINT TRADITIONS CONDO	174	174	4.69%	\$230,811	\$235,800
DIAMOND SPRING / GRDNWOOD PARK	761	760	1.52%	\$184,112	\$172,300
DONATION SHORES	45	45	-0.12%	\$499,022	\$464,600
FENTRESS TOWN	263	244	4.38%	\$234,815	\$224,450
GARNETTS WATCH	40	40	4.74%	\$251,908	\$251,850
GOVERNOR SQUARE	71	71	5.19%	\$183,701	\$179,800
HAYGOOD ESTATE CONDOS	39	39	-0.73%	\$228,149	\$232,000
HAYGOOD POINT	284	284	0.83%	\$377,763	\$362,550
HERMITAGE	99	99	7.11%	\$154,472	\$155,000
HODGEMAN PLAT	85	80	-0.32%	\$200,111	\$205,100
HUDGINS SHORES	45	45	4.55%	\$506,602	\$416,300
KEMPS COVE	18	18	11.00%	\$292,189	\$288,700
KEMPS LAKE CONDOS	64	64	6.21%	\$184,659	\$184,850
KEMPS VILLAGE AT TOWN CENTER	63	63	-3.52%	\$305,892	\$307,400
KEMPSVILLE LAKE	1,409	1,409	2.31%	\$174,792	\$175,200
L & J GARDENS	137	133	2.95%	\$252,439	\$247,100
LAKE EDWARD WESLEYAN FST/SD	76	76	4.95%	\$130,764	\$131,850
LAKE FRONT VILLAGE	55	55	7.23%	\$120,731	\$118,900
LAKE SHORES	570	563	4.15%	\$317,283	\$286,650
LAKE SMITH CONDOMINIUM	180	180	0.68%	\$129,833	\$130,600
LAKE SMITH TERRACE	546	546	1.93%	\$312,695	\$295,100
LAKEVIEW PARK	207	198	5.32%	\$349,328	\$307,500

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NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
LAKEVIEW SHORES	280	279	4.20%	\$278,253	\$242,350
MARINERS LANDING	151	151	2.05%	\$254,144	\$255,800
NEWSOME FARM HAYGOOD SQUARE	25	25	-0.34%	\$217,204	\$213,600
NORTHERN VILLAGE	11	11	0.68%	\$322,309	\$318,800
NORTHRIDGE	369	369	5.16%	\$120,155	\$121,900
OCEAN PARK	109	101	-0.99%	\$603,875	\$461,700
OCEAN PARK CONDO	357	357	3.93%	\$435,039	\$417,400
OCEAN PARK DUPLEX	79	79	7.44%	\$367,068	\$345,000
OCEAN PARK/VINTAGE P_AVILLA CT	29	29	3.69%	\$364,666	\$384,200
OLD DONATION FARM	41	41	-0.07%	\$678,566	\$703,900
OLD DONATION MANOR	96	96	1.47%	\$345,527	\$336,950
OLD DONATION TOWNHOUSE	28	28	4.92%	\$190,150	\$191,200
PELICAN DUNES CONDO	71	70	1.60%	\$394,441	\$394,100
PELICAN DUNES SF	117	115	0.70%	\$400,898	\$384,100
PEMBROKE CROSSING COND	88	88	5.68%	\$125,011	\$126,200
PEMBROKE MANOR	822	821	3.92%	\$224,936	\$215,600
PEMBROKE MEADOWS	512	512	4.24%	\$286,123	\$268,700
PEMBROKE TH	180	180	3.88%	\$155,859	\$153,250
PIER POINTE LDG CONDO	85	85	2.46%	\$76,204	\$82,600
POCAHONTAS VILLAGE	356	356	0.14%	\$194,118	\$188,450
REID TOWN	32	29	-0.37%	\$272,359	\$289,100
RESIDENCES AT WESTIN	120	120	7.44%	\$464,640	\$443,200
RIDGELY MANOR/BELMEADE	158	158	3.68%	\$333,225	\$334,450
RIDGELY MANOR/FARRCROFT	172	172	1.41%	\$181,239	\$181,200

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NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
RIDGELY MANOR/GRACE HILL	112	112	2.75%	\$216,739	\$217,900
RIDGELY MANOR/NORTH SHORE	177	138	3.47%	\$682,073	\$656,950
RIDGELY MANOR/SOUTHMOOR VLG	276	276	4.82%	\$151,491	\$153,800
RIDGELY MANOR/WESTBRIAR	174	174	4.25%	\$248,379	\$246,100
SAW PEN POINT	94	92	1.87%	\$741,532	\$639,750
SAW PEN POINT BAY HILL	21	20	-0.16%	\$708,019	\$692,200
SAW PEN POINT WITCHDUCK FARMS	29	28	0.83%	\$544,562	\$530,900
SHELL COVE CONDO	19	19	-0.38%	\$354,158	\$338,900
STAPLESMILL CHASE	126	126	0.24%	\$127,128	\$124,100
STUDIO 56 CONDOMINIUM	56	56	0.97%	\$187,402	\$180,350
SUMMERSET/GARNETT POINT LAKES	110	110	2.04%	\$225,980	\$228,200
THOROUGHGOOD COLONY	150	150	5.66%	\$201,395	\$197,200
THOROUGHGOOD ESTATES	143	143	3.84%	\$443,642	\$435,500
THOROUGHGOOD/BLACKTHORNE	908	902	2.99%	\$467,383	\$382,200
THREE SHIPS LANDING	48	48	1.50%	\$351,450	\$353,250
VILLAGE SPRINGS CONDO	49	49	6.27%	\$85,604	\$88,200
VILLAS AT LAKE LAWSON	30	30	-1.43%	\$258,073	\$261,750
WATER OAKS CONDOMINIUM	24	24	0.00%	\$442,633	\$457,700
WATER OAKS CONDOS B	28	28	-11.52%	\$287,968	\$287,200
WHITAKER PLACE	23	23	0.30%	\$286,083	\$289,500
WISHART COVE	96	96	2.15%	\$512,252	\$451,050
WISHART LAKE	23	23	4.06%	\$534,843	\$523,600
WITCHDUCK	137	125	0.07%	\$764,274	\$668,500
WITCHDUCK ARMS TH	24	24	1.30%	\$206,042	\$204,000

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NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
WITCHDUCK COURT	16	16	4.22%	\$277,638	\$265,900
WITCHDUCK LANDING	110	110	1.58%	\$212,249	\$207,500
WITCHDUCK WOODS CONDO	100	100	-0.55%	\$202,912	\$206,300
WITCHGATE COURT CONDO	16	16	3.56%	\$104,800	\$104,800

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

BEACH

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
3800 OCEANFRONT CONDO	50	50	9.91%	\$393,628	\$388,350
921 OCEANS CONDO	24	24	5.02%	\$847,267	\$850,800
BAY BREEZE CONDO/ HERONS LDG	34	34	-1.58%	\$250,862	\$249,900
BEACONS REACH	52	52	12.37%	\$223,587	\$220,050
BIRDNECK ACRES	36	35	4.57%	\$411,503	\$377,650
BIRDNECK COMMON CONDOS	23	23	11.22%	\$207,213	\$210,100
BIRDNECK CROSSING	43	43	8.63%	\$342,421	\$340,200
BIRDNECK FOREST/SEATAACK BRDWDS	22	22	-0.64%	\$374,814	\$382,400
BIRDNECK LAKE	185	185	2.53%	\$377,940	\$372,100
BIRDNECK NORTH CONDO	104	104	-5.47%	\$164,173	\$163,200
BIRDNECK VILLAS	72	72	5.66%	\$167,028	\$163,600
BROCKS BRIDGE	14	10	3.74%	\$125,293	\$121,900
BROOKGREENE COMMONS	87	87	4.24%	\$249,316	\$248,700
CAVALIER RESIDENCES	81	64	2.23%	\$998,100	\$883,150
CHELTENHAM SQUARE	81	81	4.63%	\$272,442	\$272,500
CHESOPEIAN COLONY	264	263	-2.84%	\$506,379	\$470,350
CHESTERFIELD STATION	100	100	8.58%	\$109,622	\$109,100
COLONNADE	35	35	6.89%	\$219,431	\$232,500
COQUINA A CONDOMINIUM	61	61	9.95%	\$242,605	\$235,000
COVE AT GREAT NECK	32	32	7.36%	\$205,116	\$221,650
CRAWFORD PLACE	12	11	-0.12%	\$238,017	\$176,150
CRIPPLE CREEK TH	29	29	1.66%	\$138,617	\$132,700
CROATAN	235	226	4.26%	\$754,375	\$671,900
CROATAN BEACH	222	218	3.99%	\$730,111	\$719,450

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BEACH

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
CROATAN BEACH/ATLANTIC AVE	72	62	-11.77%	\$1,773,342	\$1,829,950
DEERWOOD TRACE	159	159	6.34%	\$168,458	\$164,800
DOLPHIN RUN CONDO	110	110	7.88%	\$404,878	\$370,800
DOYLETOWN	130	126	1.29%	\$191,012	\$189,000
DOYLETOWN DUPLEX/CONDO	49	49	7.55%	\$309,184	\$225,500
EDGEWATER CONDOMINIUMS	55	55	9.90%	\$334,036	\$332,900
EGRET LANDING	41	41	-1.29%	\$137,439	\$132,700
EUREKA PARK	42	42	0.41%	\$174,648	\$164,250
GATEWOOD PARK	80	75	2.66%	\$197,155	\$179,900
GATEWOOD PARK DUPLEX	29	29	-0.10%	\$193,707	\$187,800
GAY DRIVE/BAYWAY RD	12	11	0.79%	\$295,242	\$321,600
GLENEAGLE CONDOMINIUM	36	36	2.96%	\$175,158	\$181,600
GREAT NECK GROVE	144	144	2.95%	\$161,006	\$160,300
HARBOUR POINT	120	45	1.11%	\$794,231	\$660,000
HARBOUR POINT CONDO	172	172	3.02%	\$236,211	\$228,200
HERONS COVE	192	192	5.76%	\$187,585	\$193,200
HIDDEN SHORES CONDO	28	28	2.39%	\$179,446	\$181,250
HILLTOP MANOR	212	211	1.09%	\$233,124	\$229,400
HILLTOP SOUTH	93	93	3.71%	\$134,260	\$134,000
HOLLY DUNES	19	19	-1.12%	\$396,421	\$399,000
HUNTWICK CONDOMINIUM	20	20	-3.67%	\$550,495	\$523,650
HUTTON TERRACE	19	19	9.80%	\$149,563	\$148,400
KENSTOCK	116	115	4.65%	\$351,822	\$351,650
KINGSWOOD SQUARE	24	24	2.99%	\$181,317	\$167,900

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NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
LAFONDA CONDOMINIUM	22	22	0.00%	\$91,600	\$96,500
LIGHTHOUSE POINT CONDO	30	30	0.00%	\$354,807	\$337,050
LINK HARBOUR CONDO	48	48	2.20%	\$290,150	\$285,950
LINKHORN CREST CONDO	31	31	0.85%	\$341,977	\$342,400
LINKHORN/LK PT/FREMAC AREA	28	28	2.23%	\$180,225	\$190,000
LONDON BDG/FAIR LADY/BRKGRN CM	41	41	-0.19%	\$315,780	\$317,400
LONDON BRDG XNG/EVERGREENS	86	78	-0.34%	\$355,940	\$377,700
LONDON BRIDGE	36	36	0.19%	\$211,064	\$184,900
LONDON BRIDGE MANOR	28	28	-0.58%	\$164,343	\$161,600
LONDON POINTE	64	64	2.39%	\$149,872	\$155,400
LYNN RIVER COMMON	103	103	6.85%	\$160,163	\$155,700
LYNN WDS/FST/MDWGLEN	330	330	1.03%	\$281,079	\$288,600
LYNNHAVEN HEIGHTS	53	49	2.15%	\$213,683	\$214,100
MAXEY MANOR	28	27	-2.40%	\$231,775	\$252,600
NOTTINGHAM ESTATES	56	56	5.61%	\$285,918	\$278,900
NOTTINGHAM SOUTH	31	31	-0.45%	\$319,084	\$317,200
OCEAN HILLS	60	60	-0.19%	\$466,038	\$475,200
OCEAN WAY CONDOMINIUM	58	58	6.14%	\$375,860	\$343,300
OCEANA BARTOW	21	21	0.00%	\$197,252	\$182,200
OCEANA BEECHWOOD GARDENS	30	30	2.95%	\$256,987	\$259,400
OCEANA BELLS/CREDLE DPLX	39	37	7.62%	\$163,533	\$160,600
OCEANA BELLS/CREDLE SF	29	28	0.19%	\$234,245	\$220,100
OCEANA CONDO	97	97	8.46%	\$225,585	\$231,800
OCEANA DUPLEX	108	107	-2.86%	\$185,698	\$173,200

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NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
OCEANA EAST	105	98	-0.38%	\$151,094	\$152,900
OCEANA VILLAGE	198	198	7.87%	\$181,001	\$167,750
OCEANA WEST	179	162	8.40%	\$218,124	\$205,250
OCEANS CONDOMINIUM	224	224	5.57%	\$360,191	\$388,200
OCEANS II CONDOMINIUM	42	42	0.00%	\$120,012	\$117,900
OCEANSIDE CONDOMINIUM	54	54	0.00%	\$522,267	\$482,700
OCONEE POINT TH	10	10	3.51%	\$204,140	\$196,600
OLD BEACH VILLAGE	62	62	0.00%	\$332,068	\$321,400
PACIFIC SOUTH CONDO	117	117	0.00%	\$229,871	\$232,800
PARK PLACE	122	122	1.10%	\$370,088	\$373,950
PINEWOOD GARDENS	165	165	-3.40%	\$186,079	\$178,700
POINT O WOODS	277	277	4.19%	\$281,538	\$285,700
PRINCESS ANNE PLAZA	3,217	3,213	4.90%	\$197,290	\$195,400
PRINCESS ANNE PLAZA TH/SEC 1	94	94	5.01%	\$99,897	\$102,650
REAGAN WOODS	26	26	-0.26%	\$194,935	\$194,200
REDWING SINGLE FAMILY	470	470	3.44%	\$208,953	\$203,800
REDWING/SEMI-DET	131	131	7.30%	\$194,741	\$195,400
RETREAT BY THE SEA	56	56	7.96%	\$144,779	\$148,050
RIA-MAR A CONDOMINIUM	15	15	0.00%	\$317,220	\$310,200
RIVER COVE POINT CONDO	138	138	4.53%	\$162,780	\$169,200
RIVER SHORE CONDO	56	56	4.40%	\$173,689	\$169,500
ROSEGATE	51	51	3.61%	\$153,176	\$153,400
RUDEE HEIGHTS	96	92	4.74%	\$500,936	\$393,050
S BIRDNECK RD CONDO	10	10	2.90%	\$287,120	\$223,400

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NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
S LYNNHAVEN CONDOS	328	328	4.79%	\$78,811	\$78,600
S VA BEACH ATLANTIC	28	28	3.79%	\$302,086	\$301,300
S VA BEACH BALTIC PL	14	14	3.91%	\$215,300	\$215,300
S VA BEACH BEACH LANE TH	10	10	0.54%	\$183,580	\$182,400
S VA BEACH BEACHWOOD	16	16	-1.75%	\$188,819	\$193,500
S VA BEACH BON A VENTURE	13	13	1.90%	\$147,815	\$146,300
S VA BEACH BREEZEWOOD	22	22	0.00%	\$136,127	\$135,400
S VA BEACH CAPTAINS	54	54	7.54%	\$166,496	\$164,400
S VA BEACH CYPRESS RESERVE	18	18	5.74%	\$345,239	\$343,200
S VA BEACH GULLS CONDO	10	10	10.07%	\$125,720	\$125,800
S VA BEACH HOLLY BEND	48	48	8.26%	\$215,475	\$206,800
S VA BEACH LAKE STATION	32	32	1.95%	\$199,859	\$200,700
S VA BEACH MARSH CREEK	24	24	9.21%	\$184,613	\$184,200
S VA BEACH OCEAN PINES	29	29	1.63%	\$149,131	\$148,900
S VA BEACH OCEAN PLACE	12	12	0.00%	\$230,958	\$230,300
S VA BEACH PAVILION	55	55	4.49%	\$102,504	\$102,500
S VA BEACH PINE TOPS	24	24	4.90%	\$209,363	\$198,150
S VA BEACH RUNNINGTON	32	32	0.00%	\$167,900	\$167,900
S VA BEACH SALTMEADOW BAY	17	17	1.65%	\$415,829	\$415,200
S VA BEACH SEA POINT	24	24	-6.11%	\$131,350	\$131,350
S VA BEACH SEACOURT	12	12	14.99%	\$178,142	\$168,700
S VA BEACH SEACREST	16	16	0.00%	\$129,406	\$123,950
S VA BEACH SEAPINES	38	38	10.46%	\$179,837	\$181,500
S VA BEACH SHADOWLAWN	16	16	0.00%	\$101,225	\$100,900

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

BEACH

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
S VA BEACH SHOREHAM	72	72	5.74%	\$166,350	\$166,300
S VA BEACH SILVERLAKE	10	10	13.49%	\$194,730	\$193,450
S VA BEACH SOLAR PLACE	10	10	0.00%	\$142,090	\$140,300
S VA BEACH SUMMERS POINT	24	18	0.00%	\$174,525	\$190,950
S VA BEACH TENBEE CHASE	20	20	3.13%	\$188,550	\$184,700
S VA BEACH TOWNHOMES	116	99	-0.74%	\$316,946	\$277,200
S VA BEACH WOODLAND	12	12	0.00%	\$139,700	\$139,000
S VA BEACH WOODLYN S	25	25	4.30%	\$123,952	\$127,800
S VA BEACH/COASTAL WALK	16	16	-1.16%	\$206,463	\$202,350
S VA BEACH/OCEAN TRACE CONDOS	60	60	3.37%	\$138,150	\$146,100
S VA BEACH/PLAYA RANA	42	42	3.01%	\$224,655	\$229,000
S VA BEACH/SEAHORSE COVE	10	10	0.86%	\$438,800	\$457,100
S VA BEACH-S	500	447	4.31%	\$375,246	\$367,100
S VA BEACH-S APTS	39	39	-9.25%	\$376,569	\$374,800
S VA BEACH-S BEAN GARDEN	17	17	-0.35%	\$398,859	\$434,500
S VA BEACH-S CONDOS	370	367	7.18%	\$354,969	\$362,900
S VA BEACH-S DUPLEX	113	112	-2.98%	\$279,526	\$270,000
S VA BEACH-S WOODLAND	88	80	0.74%	\$280,705	\$296,800
SALT MARSH POINT ATTACHED	151	151	-1.13%	\$233,415	\$233,000
SALT MARSH POINT SF	79	79	1.39%	\$346,415	\$347,500
SEA PINES CONDO	22	22	-1.56%	\$365,959	\$365,900
SEABRIDGE SQUARE	85	85	6.77%	\$132,692	\$134,800
SEASCAPE CONDOMINIUM	10	10	0.00%	\$439,120	\$439,100
SEATAACK CONDOS	12	12	-0.28%	\$222,458	\$220,950

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

BEACH

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
SEATAACK DUPLEX	12	12	0.95%	\$218,692	\$228,950
SEATAACK SF	385	329	6.95%	\$237,630	\$228,100
SEATAACK/TOWNHOUSE	17	17	-0.25%	\$245,147	\$246,300
SELDEN HALL CONDO	18	18	0.00%	\$339,844	\$342,300
SHADOW LAWN 1001 INDIAN AVE	30	30	7.81%	\$96,453	\$96,550
SHADOW LAWN BEACH CLUB II	64	64	9.81%	\$118,700	\$118,700
SHADOW LAWN CABANA SOUTH	50	50	-2.39%	\$199,972	\$218,900
SHADOW LAWN LANDS END CONDO	284	284	8.70%	\$174,579	\$162,500
SHADOW LAWN MISC CONDOS	98	98	2.78%	\$306,549	\$307,600
SHADOW LAWN OCEAN VILLAS	13	13	3.10%	\$157,262	\$152,200
SHADOW LAWN RUDEE INLET CONDO	12	12	0.00%	\$330,750	\$323,200
SHADOW LAWN SAWGRASS CONDO	120	120	-3.70%	\$142,265	\$142,400
SHADOW LAWN SF	903	868	1.96%	\$411,468	\$370,250
SHADOW LAWN SOUTHWINDS	101	101	3.80%	\$117,065	\$111,800
SHADOW LAWN TOWNHOUSES	102	101	1.95%	\$178,854	\$172,600
SHADOW LN MEDITERRANEAN VILL	10	10	5.05%	\$127,000	\$127,000
SHADOW LN RUDEE VILLAS CONDO	40	40	7.04%	\$140,220	\$139,800
SOUTH VIRGINIA BEACH S WOODLAN	13	13	-0.86%	\$229,023	\$235,300
SQUIRE LAWNS/WHISPERING PINES	40	40	1.78%	\$164,575	\$157,700
THE KAMLA A CONDO	15	15	3.96%	\$367,380	\$382,900
TRIPLE OAKS CONDO	46	46	4.51%	\$128,796	\$127,000
VIRGINIA VILLAGE CONDO	100	100	1.14%	\$121,952	\$117,900
WASHINGTON SQUARE TOWNHOUSES	634	632	2.78%	\$158,151	\$156,450
WOLFSNARE ACRES	93	91	4.63%	\$322,608	\$310,100

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

BEACH

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
WOODS AT LONDON BRIDGE	360	360	6.73%	\$163,509	\$162,600

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

CENTERVILLE

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
ADAMS GLEN	37	37	3.74%	\$343,011	\$335,300
ALEXANDRIA	1,014	1,014	-0.37%	\$247,412	\$251,100
BEECHWALK LANDING	24	24	2.12%	\$228,917	\$228,800
BELLAMY PLANTATION	95	95	4.56%	\$358,440	\$360,400
BELLAMY PLANTATION JF	66	66	2.88%	\$322,058	\$315,900
BELLAMY PLANTATION MICHAEL LEE	37	37	0.86%	\$311,162	\$311,600
BELLWOOD FOREST	26	26	1.15%	\$438,727	\$439,150
BENTLEY GATE	142	142	-2.28%	\$344,506	\$343,200
BENTLEY PARK	174	174	0.73%	\$402,794	\$404,550
BRIGADOON PINES/FOXON WDS	546	546	1.25%	\$286,236	\$284,450
BRIGADOON/COUNTRY HAVEN	892	891	2.46%	\$261,651	\$262,350
BUCKNER WOODS	160	160	-1.10%	\$127,960	\$128,950
CHARLESTOWNE LAKES	375	375	-0.85%	\$242,712	\$239,800
CHARLESTOWNE LAKES SO R5D	304	304	3.97%	\$226,166	\$227,100
CHARLESTOWNE LAKES SO R75	283	283	-0.45%	\$248,109	\$245,300
CHARLESTOWNE WOODS/EAST	152	152	-0.27%	\$266,993	\$264,450
CHARLESTWN/TALLWOOD/GWEN MDWS	280	280	0.80%	\$240,996	\$230,700
COLLEGE PARK	480	480	3.33%	\$231,493	\$230,700
COLLEGE PARK TH	225	225	6.03%	\$144,296	\$140,800
COMMONS	120	120	2.90%	\$221,212	\$220,000
COVENTRY	263	263	5.20%	\$292,818	\$290,500
EAGLE COVE	26	26	0.00%	\$413,092	\$413,200
GLENWOOD	1,764	1,764	1.65%	\$281,611	\$285,300
GLENWOOD CONDOS	311	311	11.70%	\$126,045	\$119,200

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

CENTERVILLE

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
GLENWOOD GLENWOOD GREEN	72	72	4.03%	\$176,514	\$178,000
GLENWOOD LINKS	55	55	0.57%	\$332,798	\$328,600
GLENWOOD PLACE/ROSE GLEN MANOR	54	54	1.41%	\$341,359	\$345,550
GLENWOOD VILLAGE	19	19	-1.32%	\$329,884	\$331,100
GREEN RUN CONDOS	276	276	12.26%	\$94,524	\$97,100
GREEN RUN TH	1,553	1,553	3.37%	\$132,037	\$131,700
HONEYBEE VILLAGE	22	21	2.90%	\$300,673	\$315,300
INDIAN LAKES CONDOS	427	427	7.68%	\$110,469	\$108,300
INDIAN LAKES TH	797	797	3.05%	\$153,710	\$153,400
INDIAN LKS COBBLESTONE PTS W	150	150	3.48%	\$134,415	\$133,100
INDIAN POINTE @ ROSE GLEN	55	55	4.59%	\$372,142	\$359,500
INDIAN RIVER RD	24	12	4.02%	\$199,192	\$166,950
INFINITY	40	40	1.70%	\$311,398	\$307,700
KEMPS & CNTVLE ARTERY	20	16	1.60%	\$215,210	\$197,550
KEMPSVILLE CROSSING	59	59	0.54%	\$282,054	\$279,900
KEMPSVILLE PLANTATION	66	66	2.04%	\$333,183	\$332,200
LAKE CHRISTOPHER	363	363	5.09%	\$298,055	\$288,600
LEVEL GREEN SEMI-DETACHED	86	86	0.48%	\$147,888	\$145,500
LEVEL GREEN SITE 1 & 2 SF	281	281	0.84%	\$220,120	\$221,400
LEVEL GREEN SITE 3 SF	111	111	0.59%	\$219,724	\$218,400
LEVEL GREEN TH/OWL CT	332	332	-0.28%	\$135,091	\$132,750
LEVEL GRN PINEWOOD/VILLAGES TH	247	247	1.66%	\$138,620	\$136,300
ORCHARD AT GLENWOOD/CHES.HOMES	95	95	8.07%	\$370,449	\$365,600
RIVERLAKE	42	42	0.62%	\$332,362	\$332,900

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

CENTERVILLE

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
ROCK CREEK	810	810	1.68%	\$239,464	\$240,550
ROSEMONT FOREST	1,136	1,136	3.89%	\$225,933	\$223,100
ROSEMONT FOREST SEMI DET	452	452	8.10%	\$188,906	\$186,700
ROSEMONT FOREST TOWNHOUSES	657	657	3.07%	\$140,870	\$140,100
SALEM CT CONDOS	28	28	-1.15%	\$120,896	\$121,900
SALEM LAKES TH	244	244	4.48%	\$152,650	\$151,100
SALEM VILLAGES	316	316	6.65%	\$217,061	\$214,850
SOUTHAMPTON & SEASONS AT SALEM	110	110	2.27%	\$250,702	\$250,200
SPENCE CROSSING CROFTON	157	157	3.07%	\$245,187	\$245,800
SPENCE CROSSING FERNHILL	146	146	5.34%	\$210,997	\$210,500
SPENCE CROSSING HALSTEAD	78	78	-0.18%	\$386,659	\$381,400
SPENCE CROSSING MALLORY	57	57	1.15%	\$278,272	\$269,900
SUNSTREAM PARK SEMI DET	211	211	5.18%	\$190,110	\$186,500
SUNSTREAM PARK SF	102	102	2.47%	\$206,442	\$204,300
TARLETON OAKS GABLES/RESERVES	294	294	0.58%	\$189,574	\$168,750
WOOD BRIDGE POINTE	626	626	-1.19%	\$360,922	\$357,800
WOOD BRIDGE POINTE TOWNHOMES	182	182	0.43%	\$223,281	\$222,100
WOODHAVEN	45	44	-1.33%	\$176,567	\$163,300
WYNDAMERE	197	197	3.06%	\$247,785	\$250,300

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
ACREDALE	292	291	4.67%	\$243,122	\$231,300
AMHURST	59	59	0.94%	\$184,868	\$179,400
AMHURST TOWNHOUSES	154	154	11.13%	\$117,182	\$117,300
ARROWHEAD	747	747	1.58%	\$226,937	\$217,100
ARROWHEAD TOWNHOUSES	164	164	3.99%	\$142,593	\$140,600
AVALON	245	239	0.73%	\$279,164	\$259,300
AVALON HILLS	119	119	3.17%	\$231,629	\$225,800
AVALON WOODS OF AVALON	187	187	4.99%	\$275,232	\$280,100
BALLYLINN SHORES	189	188	3.12%	\$289,259	\$234,600
BAYSIDE PLACE/ESTATES	55	55	4.26%	\$297,891	\$295,700
BELLAMY MANOR EAST	55	55	-1.39%	\$357,276	\$331,000
BELLAMY MANOR ESTATES	389	388	3.96%	\$340,184	\$338,100
BELLAMY MANOR ESTATES SEC 5	97	97	1.58%	\$366,432	\$362,500
BELLAMY MANOR SEC B1	39	39	6.38%	\$318,813	\$313,300
BELLAMY MANOR SEC C	244	244	2.08%	\$321,954	\$309,650
BELLAMY MANOR-N	156	155	2.24%	\$268,479	\$267,800
BELLAMY WOODS	313	313	1.19%	\$409,175	\$403,300
BIRNAM WOODS/MEADOWS	113	113	5.24%	\$264,586	\$263,000
BONNEY'S QUAY	57	57	4.78%	\$214,816	\$196,100
BOULEVARD MANOR	59	59	2.06%	\$149,515	\$146,900
BRANDON	179	179	1.70%	\$270,320	\$270,600
BRANDON SEMI-D	624	624	1.00%	\$187,513	\$187,100
BRENNEMAN FARM CONDO	148	148	3.69%	\$141,768	\$140,600
BROOKEFIELD CROSSING	42	42	3.19%	\$323,319	\$321,150

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
BROOKSIDE CONDOMINIUM	184	184	19.02%	\$84,640	\$85,100
CAMPUS EAST TOWNHOMES	773	773	3.37%	\$139,986	\$142,100
CAROLANNE FARM/POINT	652	649	1.30%	\$231,695	\$224,200
CAROLYNNE GARDENS	20	20	3.07%	\$226,455	\$225,650
CARRIAGE MILL TH	121	121	5.99%	\$205,663	\$212,900
CEDAR HILL	256	256	3.75%	\$241,249	\$237,250
CHARTER LAKES CONDOS	28	28	7.41%	\$151,546	\$154,600
CHARTER LAKES TOWNHOUSES	79	79	5.46%	\$162,558	\$157,600
CHATHAM HALL CHATMOSS	109	109	0.23%	\$257,874	\$255,500
CHATHAM HALL PHASE 4-5-6	334	334	0.76%	\$221,476	\$218,200
CHATHAM HALL SUTTON PLACE	40	40	-0.10%	\$281,758	\$279,150
CHATHAM LANDING	11	11	1.23%	\$340,318	\$337,900
CORAL HEIGHTS	23	23	0.92%	\$210,665	\$211,800
DIAMOND HILL CONDO	14	14	2.51%	\$310,586	\$312,900
DIAMOND LAKE EST/ANTHONY HOMES	127	127	2.82%	\$183,828	\$179,100
DIAMOND SPRINGS CONDO	84	84	9.09%	\$109,932	\$109,600
DRIFT TIDE CONDOMINIUM	170	170	1.12%	\$88,092	\$87,150
DUNBARTON	228	228	1.23%	\$271,256	\$267,950
ELIZABETH RIVER SHORES	110	108	1.49%	\$226,227	\$206,450
ENGLYSHE AVALON	23	23	2.92%	\$427,748	\$415,700
FAIR MEADOWS	163	158	0.71%	\$204,894	\$196,400
FAIRFIELD	765	765	3.59%	\$347,768	\$342,700
FAIRFIELD FOREST/SHRS	141	141	4.55%	\$400,543	\$396,500
FAIRFIELD GDNS CONDO	156	156	1.41%	\$143,685	\$143,600

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
FAIRFIELD MILL	46	46	-0.21%	\$180,359	\$182,200
FAIRWAYS	55	55	0.04%	\$192,856	\$193,300
FOX RUN	274	274	-0.29%	\$272,717	\$270,800
GABLES AT BELLAMY	95	95	-0.05%	\$189,264	\$189,100
GRAND LAKE	145	145	2.97%	\$116,765	\$119,700
GRAYSON POND	79	79	8.17%	\$221,968	\$237,800
HAVEN ESTATES	93	93	0.69%	\$193,411	\$188,200
HAVEN HEIGHTS	102	102	0.96%	\$258,893	\$252,850
HESTER PROPERTY	28	28	3.16%	\$200,843	\$200,300
HOMESTEAD	230	230	2.49%	\$255,696	\$247,650
HUNT CLUB CONDOMINIUM	24	24	4.71%	\$131,992	\$131,600
HUNTINGTON	381	380	3.53%	\$234,986	\$230,200
HUNTS POINTE	55	55	2.37%	\$431,844	\$435,500
INDIAN LAKES SF (1)	550	550	-0.23%	\$250,642	\$249,700
INDIAN LAKES SF (2)	1,004	1,004	5.04%	\$214,076	\$214,600
INDIAN RIVER	129	129	4.88%	\$167,140	\$160,100
JAMESTOWNE	204	204	2.83%	\$158,656	\$159,150
JAMESTOWNE/STONEBROOK	159	159	5.50%	\$146,231	\$149,200
JONATHANS COVE	30	29	1.89%	\$421,530	\$418,250
KEMPSHIRE MANOR	104	104	3.34%	\$167,980	\$165,550
KEMPSVILLE AREA	24	20	-0.10%	\$199,479	\$209,250
KEMPSVILLE COLONY	179	178	7.57%	\$254,601	\$256,400
KEMPSVILLE GARDENS	34	32	-0.24%	\$209,479	\$208,700
KEMPSVILLE GREENS 4ST-CONDOS	48	48	7.09%	\$153,615	\$150,900

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
KEMPSVILLE GREENS THE GABLES	197	197	1.24%	\$178,570	\$178,600
KEMPSVILLE GREENS TOWNHOUSES	148	148	2.94%	\$267,359	\$260,050
KEMPSVILLE HEIGHTS	165	162	3.11%	\$264,756	\$253,500
KEMPSVILLE MANOR	51	51	4.65%	\$234,290	\$224,300
LAKE CYPRESS CONDO	132	132	3.86%	\$140,327	\$143,500
LAKE EDWARD	776	776	3.79%	\$109,061	\$106,800
LAKEVILLE ESTATES	197	197	2.21%	\$223,932	\$218,300
LARK DOWNS	170	170	1.41%	\$247,324	\$241,800
LARKSPUR	542	538	1.58%	\$316,076	\$316,200
LARKSPUR FARMS	43	43	1.97%	\$393,212	\$390,300
LARKSPUR GREENS BOYD/WDBRIDGE	78	78	4.78%	\$188,106	\$188,100
LARKSPUR GREENS SF	248	248	3.91%	\$250,644	\$250,600
LARKSPUR MEADOWS	195	195	0.91%	\$346,297	\$339,700
LARKSPUR MEADOWS TH	334	334	1.14%	\$164,266	\$162,800
LAWSON FOREST	124	123	3.93%	\$233,641	\$228,650
LAWSON HALL CONDOS	64	64	0.00%	\$253,900	\$253,900
LE COVE	100	97	3.59%	\$348,889	\$331,300
LEGACY AT BAKER CONDO	56	56	3.18%	\$252,764	\$248,800
LK JAMES/CARRIAGE MILL	291	291	-0.56%	\$342,104	\$340,100
LYNBROOK LANDING SF	187	187	4.88%	\$216,018	\$212,100
LYNBROOK LANDING/SOLARTOWNE	475	475	8.31%	\$129,282	\$133,600
MACDONALD PARK	66	64	4.02%	\$187,506	\$182,050
MADISON LANDING	14	14	11.61%	\$235,143	\$248,300
NEWLIGHT	214	198	2.48%	\$236,667	\$218,250

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
NEWLIGHT (NEWER AREAS)	130	130	2.25%	\$333,144	\$332,050
NEWPOINTE CONDO	424	424	7.48%	\$58,722	\$57,700
NEWSOME FARM	173	146	-0.19%	\$233,138	\$206,750
NEWSOME FARM/DIAMOND COMMONS	45	45	3.11%	\$239,038	\$239,000
OAKENGATE	21	21	0.89%	\$295,471	\$308,600
PARLIAMENT VILLAGE	252	252	3.34%	\$143,560	\$142,600
POINT O VIEW	229	228	4.23%	\$284,254	\$267,100
POWHATAN HEIGHTS	98	98	1.26%	\$206,417	\$199,450
PROVIDENCE LANDING	32	32	2.80%	\$256,206	\$253,750
PROVIDENCE POINTE	76	75	5.33%	\$130,158	\$134,800
QUEEN CITY	48	32	-0.02%	\$89,275	\$66,600
RIDGLEA	122	122	2.14%	\$248,714	\$245,100
RIVERANNE	36	36	5.70%	\$142,544	\$143,800
RIVERTON	184	184	3.45%	\$267,510	\$261,550
SAJO FARMS	321	321	1.02%	\$400,134	\$390,500
SHAMROCK GARDEN	16	16	1.34%	\$240,531	\$238,400
SHANNON	35	35	0.13%	\$216,254	\$217,800
SHERRY PARK	170	170	3.63%	\$182,165	\$174,100
STRATFORD CHASE/GREENS	443	443	1.08%	\$325,347	\$320,300
TAYLORS WALKER	28	28	5.59%	\$217,661	\$218,650
WEAVERVILLE/PR ANNE RD	42	38	1.67%	\$244,938	\$228,350
WEBLIN PLACE	122	122	5.22%	\$135,748	\$134,100
WEBLIN POINTE	118	118	-0.01%	\$109,256	\$111,300
WESLEYAN CHASE	359	359	1.49%	\$262,808	\$261,100

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

KEMPSVILLE

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
WESLEYAN CHASE TH RG MOORE	170	170	1.78%	\$148,646	\$150,600
WESLEYAN CHASE TH URBAN CONCEP	49	49	8.80%	\$165,173	\$165,300
WESLEYAN PINES	162	162	-3.18%	\$317,611	\$317,500
WESLEYAN PINES VA TECH CT	13	13	-3.35%	\$461,215	\$447,200
WESTVIEW VLG / KNOB HILL	171	171	4.74%	\$198,964	\$192,000
WHITEHURST GROVE/WOODS/MANOR	257	257	5.83%	\$264,128	\$263,700
WILLOW POND CONDO	42	42	0.00%	\$274,988	\$279,900
WITCHDUCK LAKE CONDOS	196	196	3.48%	\$253,366	\$257,900
WOOD FARM	143	143	3.42%	\$208,266	\$207,700
WOODRIDGE	127	127	4.26%	\$249,444	\$249,200
WOODSTOCK	254	252	2.49%	\$297,756	\$285,050
WOODSTOCK POINT CONDO	15	15	0.67%	\$392,360	\$394,700

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
ALANTON	448	446	-0.10%	\$695,672	\$479,050
ALANTON LINKHORN SHORES	70	69	1.20%	\$1,629,613	\$1,435,100
ARBORS AT CAPE HENRY	95	95	2.19%	\$393,902	\$391,200
BAY COLONY	665	650	-0.11%	\$762,026	\$706,750
BAY COLONY WATERFRONT	175	168	-0.36%	\$1,773,591	\$1,601,700
BAY ISLAND	207	206	6.88%	\$935,492	\$824,000
BAYCLIFF	209	209	-0.09%	\$488,015	\$473,300
BAYCLIFF WATERFRONT	68	68	-0.26%	\$890,856	\$761,900
BAYFRNT/BAYSIDE BAYS EDGE	26	26	-0.09%	\$371,719	\$336,550
BAYFRONT/BAYSIDE CONDO DUNES	11	11	-0.22%	\$347,900	\$341,900
BAYFRONT/BAYSIDE CONDO MOORING	13	13	1.06%	\$307,831	\$282,000
BELLHAVEN/SOUTHERN TER	104	104	-0.09%	\$207,082	\$196,550
BFRNT/BAYSIDE CASA DEL PLAYA	30	30	1.72%	\$386,680	\$421,000
BFRNT/BAYSIDE OSPREY VILLAS	12	12	0.53%	\$499,992	\$400,750
BIRCHWOOD BIRCHWOOD GARDENS	601	601	3.49%	\$241,524	\$234,900
BIRCHWOOD BIRCHWOOD SOUTH	119	119	4.59%	\$262,781	\$259,900
BIRDNECK POINT	258	255	4.53%	\$1,180,517	\$966,800
BISHOPSGATE	112	111	-0.28%	\$661,949	\$614,050
BRAY ROAD	112	109	10.78%	\$561,760	\$502,650
BRIDGETTS LANDING	18	18	3.69%	\$398,572	\$383,350
BRIGHTON ON THE BAY	132	130	-1.24%	\$654,538	\$592,750
BROAD BAY COLONY	205	205	5.21%	\$630,976	\$596,100
BROAD BAY ESTATES	130	130	2.03%	\$569,097	\$551,650
BROAD BAY POINT GREENS	230	228	0.62%	\$607,298	\$603,200

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
BROAD BAY PT GRNS WATERFRONT	61	61	0.22%	\$1,400,346	\$1,404,900
BYFRNT/BAYS POSEIDON BCH	12	12	6.89%	\$1,065,642	\$916,650
BYFRNT/BAYSIDE BEACH CASTLE	10	10	-0.89%	\$367,870	\$310,300
CAMDEN 1ST COL ESTATES	52	52	1.58%	\$289,475	\$289,700
CAPE HENRY SHORES	188	188	0.20%	\$567,370	\$565,100
CAPE HENRY TOWERS	199	199	2.00%	\$203,497	\$196,900
CAPE HENRY VILLAS CONDO	78	78	13.62%	\$166,564	\$162,950
CAPE STORY BY THE SEA	496	476	1.94%	\$502,010	\$457,300
CAPE STORY BY THE SEA CONDO	68	68	0.55%	\$501,701	\$464,400
CAPE STORY/LYNN COLONY DUPLEX	81	80	0.33%	\$479,619	\$388,900
CHANCELLOR WALK	116	116	-0.29%	\$266,098	\$267,600
CHELSEA	104	104	4.42%	\$633,713	\$602,700
CHESAPEAKE BAY SHORES	52	52	0.89%	\$527,121	\$451,850
CHESHIRE	92	92	-0.55%	\$194,279	\$190,500
COLONIAL OAKS	168	168	-0.16%	\$385,343	\$378,950
COLUMBUS STATION CONDO	384	384	1.95%	\$145,687	\$144,100
COVE POINT CONDOMINIUM	64	64	0.15%	\$476,864	\$468,800
EASTERN PARK	256	253	2.72%	\$208,417	\$187,150
EASTERN PARK KINGS GRANT COVE	10	10	2.58%	\$449,310	\$448,900
GLOUCESTER VILLAGE	75	74	3.00%	\$336,180	\$326,400
GODFREY LANE	13	12	5.93%	\$1,047,023	\$990,800
GREAT NECK ESTATES	236	235	0.79%	\$370,388	\$351,150
GREAT NECK FARM	173	173	0.42%	\$354,002	\$349,400
GREAT NECK LANDING	132	132	2.38%	\$116,977	\$115,600

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
GREAT NECK MANOR	65	61	3.95%	\$298,109	\$247,100
GREAT NECK PINES/MICHAELS GLEN	42	42	2.21%	\$531,069	\$526,550
GREAT NECK POINT	68	66	2.94%	\$800,110	\$785,050
GREAT NECK POINT COVE FRONT	111	105	3.66%	\$1,067,727	\$974,500
GREAT NECK POINT RIVER FRONT	28	27	9.57%	\$1,998,182	\$1,908,350
GREAT NECK PT/LONG CRK WF	33	33	4.13%	\$1,180,376	\$1,068,600
GREAT NECK TOWNHOMES	29	29	10.48%	\$211,938	\$211,100
GREAT NECK VILLAS	136	136	2.67%	\$217,849	\$222,700
GREEN HILL BY THE BAY	28	28	5.19%	\$797,232	\$692,150
GREEN HILL FARM	55	55	4.32%	\$710,098	\$594,500
GROVELAND PARK	183	183	4.98%	\$261,193	\$249,200
GRT NK MDWS/FST PK/OLD DON WDS	419	419	0.34%	\$376,866	\$374,300
HARBOUR GATE	120	120	6.95%	\$238,299	\$236,800
KINGS GRANT LDNG SOUTH	109	109	4.27%	\$222,272	\$225,900
KINGS GRANT ROYAL GRANT	124	122	1.44%	\$706,429	\$654,150
KINGS GRANT SEC 1-2-3	277	276	-0.04%	\$324,403	\$318,000
KINGS GRANT SEC 4-5	496	493	1.16%	\$360,709	\$344,350
KINGS GRANT SEC 6-10	395	395	0.73%	\$404,125	\$389,100
KINGS GRANT SEC-11	110	108	-0.06%	\$495,440	\$448,600
KINGS POINT	136	136	-5.67%	\$282,700	\$282,700
KINGS POINT EAST	179	179	1.42%	\$301,231	\$295,200
KINGS TOWNE	54	54	7.43%	\$206,185	\$201,450
LAUREL COVE	331	330	-1.15%	\$370,221	\$359,600
LAUREL MANOR	154	153	0.47%	\$231,730	\$217,300

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
LESNER COVE CONDO	24	24	4.96%	\$407,488	\$427,400
LESNER POINTE CONDO LESNER PT	138	138	-6.04%	\$385,101	\$335,300
LINKHORN BAY CONDO	96	96	3.80%	\$293,532	\$278,700
LINKHORN COVE	82	81	0.05%	\$595,733	\$545,450
LINKHORN ESTATES	175	174	-0.10%	\$426,688	\$402,200
LINKHORN ESTATES CANNON/DOGWD/	79	79	3.68%	\$442,787	\$436,000
LINKHORN ESTATES WATERFRONT	37	36	-0.41%	\$992,954	\$1,017,400
LINKHORN OAKS	33	28	-0.44%	\$724,794	\$722,900
LINKHORN OAKS WATERFRONT	13	11	2.35%	\$1,771,877	\$1,773,600
LINKHRN/CANON/DOGWD WATERFRONT	23	21	-0.33%	\$1,065,283	\$946,100
LINLIER	24	24	0.26%	\$443,921	\$412,050
LINLIER WATERFRONT	55	54	0.16%	\$956,904	\$915,900
LITTLE NECK	338	330	-0.15%	\$522,608	\$502,250
LITTLE NECK CROSSING	26	26	-0.10%	\$272,858	\$272,300
LITTLE NECK KFLNSHP	38	37	-6.53%	\$731,118	\$722,500
LITTLE NECK REDWOOD/H BREEZE	105	104	2.99%	\$622,279	\$552,900
LITTLE NECK SEABREEZE FARMS	100	97	2.05%	\$833,411	\$710,200
LITTLE NECK VILLAGE	74	70	2.36%	\$261,341	\$244,750
LITTLE NECK WATERFRONT	320	297	-0.31%	\$847,382	\$702,200
LITTLE NECK WDS AT LITTLE NCK	22	20	3.67%	\$746,945	\$715,250
LITTLE NECK/KFLNSHP WF	60	57	-0.41%	\$1,172,640	\$1,072,600
LONG CREEK COVE CONDO	87	87	-0.12%	\$358,692	\$368,700
LYNNHAVEN BEACH CONDO	108	108	4.14%	\$304,719	\$299,700
LYNNHAVEN COLONY	323	322	6.01%	\$451,163	\$417,600

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
LYNNHAVEN DUNES	72	70	7.35%	\$509,919	\$503,050
MAI-KAI CONDOMINIUM	34	34	11.73%	\$236,076	\$235,900
MALIBU	427	427	2.51%	\$208,211	\$200,400
MALIBU KINGS FOREST	315	315	0.47%	\$294,983	\$281,600
MARINERS MARK CONDO	92	92	1.53%	\$520,791	\$474,000
MEADOWRIDGE	62	60	2.40%	\$845,131	\$647,200
MIDDLE PLANTATION	319	317	-0.35%	\$580,439	\$551,600
MIDDLE PLANTATION PHASE 6	136	136	-0.36%	\$759,783	\$676,350
MILL CREEK CONDOMINIUM	56	56	2.28%	\$281,541	\$274,800
MILL DAM FOREST	28	28	-0.78%	\$583,996	\$580,950
MILL DAM RD/POINTE	109	99	2.91%	\$460,088	\$497,400
NORTH VA BEACH	2,293	2,216	3.47%	\$879,003	\$715,600
NORTH VIRGINIA BEACH CO-OP	12	12	16.38%	\$705,150	\$700,300
NORTH VIRGINIA BEACH CRYSTAL A	280	268	4.69%	\$724,353	\$632,900
NORTH VIRGINIA BEACH PIRATES H	18	18	2.74%	\$710,817	\$690,100
OCEAN SHORE CONDOS	63	63	-3.19%	\$581,208	\$603,800
PAGE AV-SHORE DR BAY BEACH	18	18	1.92%	\$348,022	\$349,450
PAGE AV-SHORE DR CONDO DUPLEX	13	13	-2.48%	\$569,031	\$556,100
PAGE AV-SHORE DR/N SHORE CONDO	24	24	3.88%	\$294,292	\$294,700
PEMBROKE STATION CONDO	90	90	1.51%	\$122,683	\$127,200
PEPPER TREE A CONDO	144	144	14.85%	\$115,473	\$122,300
PG AV-SHORE DR BAY BREZ VILLAS	36	36	4.62%	\$191,892	\$189,200
PG AV-SHORE DR CONDO BREAKER	57	57	1.94%	\$240,384	\$233,100
PG AV-SHORE DR CONDO OYSTER	11	11	3.08%	\$230,345	\$221,700

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
PG AV-SHORE DR CONDO PAGE AV	16	16	2.17%	\$195,619	\$192,500
PG AV-SHORE DR CONDO PG SHORES	12	12	3.68%	\$118,275	\$118,850
PG AV-SHORE DR GREAT NCK BCH	21	21	6.01%	\$166,871	\$166,400
PG AV-SHORE DR HARBOR	23	23	8.93%	\$333,983	\$340,900
PG AV-SHORE DR LYNNSHORE	24	24	4.31%	\$183,188	\$180,900
PG AV-SHORE DR SAND SPUR	14	14	-3.15%	\$295,486	\$294,300
PG AV-SHORE DR SEA SHELL	12	12	3.39%	\$259,183	\$257,500
PG AV-SHORE DR SEASHORE	18	18	2.81%	\$165,650	\$159,400
PG AV-SHORE DR SHORELINE	12	12	4.13%	\$227,100	\$227,100
PG AV-SHORE DR VINEYARD	36	36	7.20%	\$313,800	\$304,300
PG AV-SHORE DR WALDON	48	48	-0.34%	\$265,131	\$257,350
PRINCESS ANNE HILLS	138	137	2.77%	\$943,445	\$944,850
RIVER & SHOREHAVEN RDS	41	40	0.12%	\$640,168	\$584,100
ROYAL COURT CONDO	58	58	3.58%	\$383,731	\$370,600
RVR AND N SHOREHVN WATERFRONT	127	120	2.55%	\$1,014,339	\$876,000
SEAGATE COLONY I	152	152	7.38%	\$309,280	\$321,150
SHANNON KNOLL	18	18	4.47%	\$337,256	\$335,850
SHIPS WATCH CONDO	44	44	-0.40%	\$492,227	\$407,500
SHORE DR S LESNER VILLAS	60	60	2.96%	\$219,827	\$211,700
SHORE DR S LYNN LANDING	30	30	3.02%	\$205,183	\$205,700
SHORE DR S SHOREHAVEN	48	48	0.21%	\$173,323	\$173,000
SHORE DR SOUTH CONDO LYNNHAVEN	40	40	0.70%	\$157,450	\$167,400
SHORE DR SOUTH CONDO VISTA CIR	32	32	6.20%	\$189,284	\$185,600
SHORE DR SOUTH CONDO VISTA PT	21	21	1.41%	\$247,848	\$230,400

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
SHORE DR SOUTH INLET COLONY	63	63	5.46%	\$161,535	\$159,800
SHORE DR SOUTH INLET SHORES	16	16	8.46%	\$305,713	\$305,850
SOUTHALL QUARTER	174	174	1.18%	\$262,363	\$263,850
SOUTHERN POINTS	304	304	-1.68%	\$395,025	\$378,250
SWAIN HILL CONDOS	12	12	0.00%	\$223,792	\$222,100
SYLVAN LAKE	53	52	2.38%	\$470,251	\$468,500
SYLVAN LAKE SLEEPY HOL-SANDEE	16	16	-0.13%	\$374,794	\$378,550
THALIA	236	234	1.99%	\$346,171	\$335,200
THALIA FOREST	29	29	-0.53%	\$339,297	\$334,400
THALIA MANOR	348	346	-0.75%	\$264,919	\$257,100
THALIA STATION CONDO	197	197	-0.39%	\$85,792	\$83,800
THALIA VILLAGE	302	285	-0.35%	\$264,203	\$257,100
THALIA VILLAGE CONDOS	39	39	3.75%	\$187,669	\$196,600
THALIA VILLAGE DUPLEX	72	72	-0.04%	\$204,335	\$207,700
THALIA VILLAGE TH	403	403	7.13%	\$134,809	\$127,600
THALIA WATERFRONT	198	193	-0.18%	\$542,361	\$488,400
THALIA WAYSIDE TOWNHMS	354	354	5.10%	\$189,103	\$187,300
THE ENCLAVE AT TOWN CTR	13	13	0.01%	\$324,600	\$323,000
THE LANDINGS	78	78	3.51%	\$431,010	\$348,400
THE LANE AT WILDWOOD	20	20	-0.35%	\$309,315	\$308,600
THE RESERVE	118	118	1.64%	\$727,255	\$712,550
TRANT BERKSHIRE AREA	371	364	-3.40%	\$648,163	\$554,600
WELLINGTON WOODS	254	254	2.73%	\$338,415	\$334,650
WILDWOOD SQUARE	76	76	0.38%	\$202,864	\$196,600

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

LYNNHAVEN

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
WIMBLEDON ON THE BAY	79	79	1.20%	\$770,870	\$682,400
WIND ROSE TOWNHOUSES	18	18	2.68%	\$409,789	\$412,150
WOLFSNARE PLANTATION	206	206	1.61%	\$355,468	\$339,000
WOODHURST	82	82	5.37%	\$312,490	\$299,950

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
ASHBYS BRIDGE	24	13	1.69%	\$680,592	\$676,500
ASHVILLE PARK/RANIER VILLAGE	166	146	-0.20%	\$471,160	\$468,200
ASHVILLE PARK/WILSHIRE VLG	135	135	-1.71%	\$632,169	\$611,800
ATLANTIC SHORES MID-RISE APT	566	559	0.00%	\$133,958	\$86,250
BELLWOOD ESTATES	182	181	-3.72%	\$358,975	\$358,750
BERNARD FARM	45	44	1.08%	\$377,507	\$380,800
BLACKWATER	437	364	8.37%	\$361,134	\$329,300
BLACKWATER LAND USE	211	86	3.75%	\$490,087	\$442,500
BLACKWATER MANSFIELD FARM	23	18	15.16%	\$645,191	\$666,300
BROWNINGSTONE	108	108	5.76%	\$258,459	\$262,000
BUYRN FARM NO./SHELBURNE WDS	99	99	1.09%	\$289,810	\$291,400
CARROLLTON EST/MIHO EST	25	24	-4.69%	\$401,288	\$402,900
CASTLETON BUCKNGHM CHARTWLL	174	174	3.50%	\$440,920	\$441,900
CHELSEA PLACE	44	44	-0.37%	\$347,234	\$345,900
CHRISTOPHER FARMS	300	300	6.09%	\$416,973	\$416,000
COURT HOUSE FOREST	74	74	3.21%	\$299,295	\$293,300
COURT HOUSE FOREST N	22	22	6.14%	\$301,245	\$303,100
COURTHOUSE ESTATES AUGUSTA	77	77	2.45%	\$416,710	\$418,800
COURTHOUSE ESTATES MULTI NEIGH	1,080	1,080	3.14%	\$340,539	\$336,750
COURTHOUSE GREEN CONDOMINIUM	38	38	0.02%	\$374,176	\$387,100
COURTHOUSE WOODS CONDO	155	155	4.10%	\$271,046	\$270,400
CRESCENT CONDOS	138	138	9.74%	\$245,941	\$237,900
CROMWELL PARK	132	132	3.55%	\$244,129	\$244,000
CULVER ACRES	28	28	4.77%	\$278,286	\$274,850

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
CULVER WOODS	11	11	7.88%	\$298,000	\$298,000
DAM NECK ESTATES	305	305	5.03%	\$235,842	\$231,400
DAM NECK ESTATES TOWNHOUSES	67	67	10.66%	\$162,094	\$165,700
DEWBERRY FARM	50	50	9.89%	\$435,476	\$429,100
EAGLES NEST	64	59	-2.91%	\$567,058	\$585,550
ENCLAVE AT PRINCESS ANNE	35	34	-1.81%	\$418,451	\$423,200
ESTATE AT MUNDEN FARMS	71	71	1.87%	\$567,749	\$575,600
FARMERS COURT	12	12	0.16%	\$321,692	\$318,850
FIELDSTONE GLEN	82	82	1.35%	\$272,709	\$267,200
FOXFIRE	318	318	4.71%	\$326,162	\$323,800
FOXFIRE DOWNS	312	312	4.97%	\$236,592	\$239,000
GREENWOOD	52	52	0.59%	\$376,773	\$378,150
GUNN HALL CONDO	76	76	2.22%	\$252,983	\$263,200
GUNN HALL TOWNHOMES	18	18	19.72%	\$256,194	\$256,700
HERITAGE PARK	256	256	6.55%	\$615,637	\$607,700
HERON RIDGE ESTATES/OAK BREEZE	125	124	1.83%	\$634,650	\$626,200
HIDDEN OAKS	46	46	-0.28%	\$368,450	\$369,500
HIGHCOURT	39	39	-0.83%	\$536,215	\$545,500
HIGHGATE GREENS/CROSSING	214	214	-0.88%	\$468,490	\$468,150
HIGHLAND ACRES	23	23	-1.72%	\$544,065	\$521,700
HIGHLAND MEADOWS	24	24	4.69%	\$379,621	\$376,100
HIGHLAND PARISH	112	99	-6.24%	\$449,400	\$451,000
HILLCREST FARMS	315	315	1.73%	\$368,994	\$370,600
HILLCREST LANDING	48	48	5.08%	\$418,877	\$414,300

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
HILLCRST & IRR MDWS/OSPREY LND	67	67	3.15%	\$403,834	\$409,700
HOLLAND OAKS	92	92	0.16%	\$323,567	\$322,850
HOLLAND PINES / HOL PINES WEST	269	269	6.99%	\$343,180	\$344,200
HOLLAND WOODS	82	82	4.13%	\$296,902	\$302,150
HUNT CLUB FOREST AND WEST	403	403	3.63%	\$320,672	\$320,800
HUNTERS RUN	73	73	2.42%	\$246,015	\$236,600
INDIAN RIVER FARMS	113	113	-1.29%	\$377,083	\$377,100
INDIAN RIVER PLANT	232	230	-0.50%	\$676,599	\$618,500
INDIAN RIVER WOODS	22	22	4.19%	\$466,745	\$459,950
KEMPSVILLE	125	104	4.84%	\$307,538	\$276,500
KINGSTON ESTATES	47	28	5.95%	\$570,314	\$553,300
LAGOMAR	633	629	-0.46%	\$503,825	\$494,800
LAGOMAR SECTION 7	302	285	3.29%	\$634,213	\$619,500
LANDSTOWN LAKES TH	78	78	7.45%	\$174,433	\$169,200
LANDSTOWN LAKES/COURT	370	370	3.48%	\$269,630	\$265,300
LANDSTOWN MEADOWS	533	533	2.02%	\$277,746	\$280,200
LITCHFIELD MANOR	70	70	-0.85%	\$456,664	\$467,000
LOTUS CREEK ONE CONDO	45	45	3.83%	\$455,527	\$459,900
MALBON ACRES	52	52	-0.23%	\$307,727	\$311,900
MATTHEWS GREEN	46	45	7.32%	\$661,213	\$667,750
MAYBERRY	38	38	2.12%	\$516,116	\$501,000
MIDDLE OAKS PLANT_CASON FARM	155	155	8.13%	\$310,811	\$308,600
MORGANS WALLE	23	23	4.81%	\$443,217	\$446,400
NEW CASTLE	186	186	-0.55%	\$329,288	\$319,450

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
OCEAN LAKES	1,537	1,537	2.20%	\$259,231	\$253,700
OCEAN LAKES CONDO	168	168	5.17%	\$125,969	\$134,000
OCEAN LAKES EAST	135	135	-5.10%	\$300,787	\$297,700
OCEAN LAKES NORTH	231	231	1.24%	\$291,265	\$297,200
OCEAN LAKES TH	648	648	-3.02%	\$184,062	\$184,950
OCEAN LAKES WATERS EDGE	69	69	0.00%	\$290,658	\$293,100
OCEAN LAKES WEST	30	30	1.21%	\$343,390	\$345,950
P.A. CROSSING_BURYN FARM	111	111	2.09%	\$406,696	\$406,200
PARKSIDE GREEN	249	249	1.94%	\$216,147	\$218,200
PINE HURST ESTATES	35	35	7.57%	\$306,251	\$296,700
PINE MEADOWS	593	593	3.66%	\$312,980	\$307,500
PINE RIDGE	266	266	-0.27%	\$362,635	\$360,600
PRINCE GEORGE ESTATES	84	84	2.43%	\$464,280	\$460,000
PRINCESS ANNE	1,042	736	7.34%	\$351,543	\$314,650
PRINCESS ANNE LAND USE	121	51	1.47%	\$755,090	\$702,500
PRINCESS ANNE QUARTER/WOODS	213	213	2.85%	\$497,919	\$494,600
PUNGO	1,575	1,289	10.32%	\$395,654	\$376,600
PUNGO LAND USE	468	194	3.32%	\$636,307	\$585,400
PUNGO PUNGO FERRY LANDG	44	34	5.56%	\$498,080	\$531,350
RED MILL FARM	507	507	4.15%	\$305,152	\$301,100
RED MILL FARM MEADOWS	32	32	-0.52%	\$323,491	\$322,850
RED MILL FARM NIMMO COURT	22	22	-0.02%	\$475,518	\$471,700
RED MILL FARM SAWYER ESTATES	110	110	0.52%	\$381,215	\$382,050
RED MILL FARM SOUTH SHORE EST	227	227	4.65%	\$482,178	\$477,800

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
RED MILL FARM WILLOW RIDGE	152	152	6.25%	\$322,772	\$321,900
RED MILL FOREST	15	15	1.51%	\$378,707	\$386,300
RED MILL VILLAGE	128	128	8.80%	\$204,755	\$205,700
RED MILL/FOX CHASE	523	521	2.85%	\$312,225	\$311,000
RED MILL/MIRASOL	94	94	4.75%	\$471,434	\$465,850
RED MILL/SOUTH WOODS	197	197	3.29%	\$389,645	\$382,500
RIVER OAKS	145	145	3.04%	\$459,350	\$458,100
ROLLINGWOOD	90	90	-0.68%	\$417,947	\$415,250
SALEM ACRE/MEADOWRIDGE	12	12	2.60%	\$487,167	\$479,400
SALEM LAKES	892	892	3.13%	\$240,046	\$240,600
SANCTUARY FALSE CAPE	248	248	0.00%	\$450,498	\$389,100
SANDBRIDGE	1,159	1,117	2.88%	\$647,804	\$597,000
SANDBRIDGE DUNES	74	74	3.20%	\$456,484	\$462,700
SANDBRIDGE OCEAN FRONT	237	233	6.62%	\$1,414,543	\$1,218,500
SANDBRIDGE STATION	16	16	-2.08%	\$260,406	\$261,000
SCOTLAND STREET	10	10	0.00%	\$261,100	\$255,450
SEABOARD ACRES/FOREST	29	29	6.40%	\$584,341	\$560,100
SEASIDE AT SANDBRIDGE	12	12	6.02%	\$283,658	\$280,100
SHERWOOD LAKES	60	60	5.69%	\$536,185	\$524,300
SHERWOOD LAKES CONDOS	121	121	3.67%	\$425,932	\$423,300
SHERWOOD LAKES TH	53	53	6.78%	\$297,191	\$294,700
SOUTHGATE	368	368	-0.68%	\$333,126	\$333,000
STRAWBRIDGE	282	282	4.07%	\$251,348	\$241,400
THREE OAKS	225	225	1.34%	\$437,846	\$433,700

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

PRINCESS ANNE

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
UPTON ESTATES	302	302	-0.32%	\$263,104	\$252,600
VICTORIA PARK	64	64	-0.51%	\$613,495	\$611,700
VILLAGE BEND	103	103	2.08%	\$395,605	\$391,700
WELLINGTON AT DAM NECK	124	124	5.27%	\$167,811	\$167,400
WEST NECK COMMONS	23	23	3.01%	\$437,070	\$439,700
WEST NECK VILLAGE VILLAGE A	64	64	0.76%	\$410,894	\$408,900
WEST NECK VILLAGE VILLAGE C	66	66	2.74%	\$325,709	\$327,100
WEST NECK VILLAGE VILLAGE D	54	54	2.99%	\$327,009	\$334,600
WEST NECK VILLAGE VILLAGE E	208	207	9.26%	\$357,822	\$356,250
WEST NECK VILLAGE VILLAGE F	114	114	3.16%	\$381,618	\$384,000
WEST NECK VILLAGE VILLAGE G-1	23	23	5.56%	\$455,448	\$459,100
WOODS OF PINEY GROVE	103	101	0.80%	\$279,431	\$284,100
WORDSWORTH VILLAGE	300	300	9.43%	\$260,464	\$268,800

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

ROSE HALL

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
BUCKNER FARMS	778	778	1.98%	\$317,138	\$316,500
CARDINAL ESTATES	254	228	7.38%	\$138,575	\$147,500
CASTLETON BARK_MAYF_SOMERSET	124	124	6.30%	\$387,324	\$374,200
CASTLETON BRENT_KING_RAD	200	200	3.46%	\$331,950	\$332,450
CASTLETON CAMDEN VILLAGE	167	167	2.62%	\$220,092	\$210,400
CASTLETON KESWICK VILLAGE	108	108	3.38%	\$355,594	\$353,350
CHIMNEY HILL	826	826	2.76%	\$207,747	\$209,100
CHIMNEY HILL CONDO	137	137	3.10%	\$126,670	\$121,600
CHIMNEY HILL TH	380	380	3.61%	\$147,638	\$148,250
COLONY ACRES	17	15	0.26%	\$315,953	\$322,600
DAM NECK AREA	157	157	2.91%	\$339,480	\$342,000
GREEN RUN SF	2,372	2,372	3.06%	\$209,671	\$206,000
HOLLAND FARMS	111	111	4.35%	\$236,690	\$233,200
HOLLAND MEADOWS	140	140	1.41%	\$166,099	\$167,700
LAKE PLACID	578	578	2.76%	\$248,288	\$247,400
LAKE PRINCESS ANNE	100	100	13.73%	\$90,538	\$90,400
LAKES	589	589	7.77%	\$177,411	\$175,600
LAKES TH	197	197	6.46%	\$138,180	\$139,300
LAMPLIGHT MANOR	131	131	8.09%	\$218,676	\$217,000
LEXINGTON/BLEUGRASS NICHOLS PK	292	292	2.16%	\$257,546	\$253,200
LEXINGTON/WOODLAND PARK	125	125	7.83%	\$225,112	\$223,000
MAGIC HOLLOW	501	501	7.23%	\$189,585	\$188,400
MAGIC HOLLOW SEMI-D	143	143	-0.84%	\$162,149	\$169,000
MAGIC HOLLOW TOWNHOUSES	148	148	6.89%	\$140,987	\$138,600

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

ROSE HALL

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
OAK SPRINGS	266	266	0.66%	\$235,107	\$232,350
OAK SPRINGS TOWNHOUSES	277	277	2.08%	\$155,596	\$151,600
PECAN GARDENS	377	371	13.78%	\$204,712	\$200,400
PECAN GARDENS SEMI-DET	96	96	10.05%	\$160,340	\$159,900
PECAN GARDENS TH	261	261	13.66%	\$114,744	\$117,300
PRINCESS ANNE GARDENS	178	178	-0.04%	\$118,743	\$120,300
PRINCESS ANNE PLAZA KINGS ARMS	101	101	0.32%	\$112,851	\$110,900
PRINCESS ANNE PLAZA TH/SEC 4	94	94	4.83%	\$126,679	\$126,500
PRINCESS ANNE SQUARE	80	80	4.55%	\$238,244	\$239,800
SALEM WOODS	1,089	1,089	4.24%	\$321,447	\$325,200
SCARBOROUGH SQ-MULTI TH	125	125	7.23%	\$134,734	\$134,200
SCARBOROUGH SQUARE	497	497	0.43%	\$122,824	\$124,000
TAPO MOBILE HOME	67	35	2.61%	\$34,337	\$27,700
TIMBERLAKE ASPEN	198	198	7.73%	\$174,653	\$176,300
TIMBERLAKE CINMNRDG/MISTYMDW	106	106	4.04%	\$182,223	\$176,400
TIMBERLAKE DOMINION	72	72	1.31%	\$156,522	\$156,900
TIMBERLAKE GLEN WILLOW	99	99	-0.10%	\$207,504	\$202,200
TIMBERLAKE HOLLAND MEWS	32	32	3.34%	\$82,028	\$81,900
TIMBERLAKE HOLLY TREE	163	163	4.41%	\$137,161	\$135,200
TIMBERLAKE SEC 1-12	404	404	2.57%	\$232,651	\$226,050
TIMBERLAKE SEC 8-9	55	55	-0.27%	\$201,027	\$211,500
TIMBERLAKE THE COVE	23	23	11.37%	\$164,404	\$163,100
TIMBERLAKE WATERS	44	44	0.50%	\$154,232	\$157,300
TIMBERLAKE WILLOW WOOD	156	156	2.96%	\$180,548	\$180,800

**AVERAGE PERCENT OF ASSESSMENT CHANGE
OF RESIDENTIAL NEIGHBORHOODS BY DISTRICT
FY 2019/2020**

ROSE HALL

NEIGHBORHOOD	TOTAL PARCELS	PARCELS WITH IMPROVEMENTS	CHANGE	MEAN	MEDIAN
TOWNE SQ DETACHED - PARK PLACE	199	199	2.66%	\$269,628	\$272,100
TOWNE SQUARE ATTACHED	284	284	3.22%	\$217,290	\$215,250
VILLAS AT BELLAMY CONDOS	120	120	-0.44%	\$156,303	\$155,900
WINDSOR FOREST	32	32	2.84%	\$316,450	\$325,000
WINDSOR OAKS WEST	1,034	1,034	2.78%	\$225,291	\$222,600
WINDSOR OAKS WEST HALIFAX	212	212	1.53%	\$180,077	\$179,900
WINDSOR OAKS WEST TOWNHOUSES	320	320	1.73%	\$143,205	\$140,100
WINDSOR WOODS	1,528	1,527	2.03%	\$215,274	\$212,450
WYND CREST CONDO	107	107	0.70%	\$226,367	\$228,700